



11 Yew Tree Avenue,  
Lichfield WS14 9UA

Downes & Daughters  
ESTATE AGENCY



## 11 Yew Tree Avenue, Lichfield WS14 9UA Offers over £475,000

Well positioned on the charming Yew Tree Avenue in Lichfield, this stunning detached bungalow presents an exceptional opportunity for those seeking a modern and stylish home. Recently fully renovated to an exacting standard, the property boasts a striking contemporary design that is sure to impress.

As you approach, the attractive frontage offers considerable kerb appeal, complemented by a private driveway that accommodates up to four vehicles, along with a convenient carport and single garage. The neat front garden enhances the overall aesthetic, creating a welcoming entrance.

Upon entering, you will find an inviting open plan living and dining area, perfect for both relaxation and entertaining. The well-appointed kitchen seamlessly integrates with the living space, making it ideal for modern family life. The bungalow features three bedrooms, providing ample space for family or guests. Additionally, there is a stylish shower room, a guest cloakroom, and a utility room, ensuring practicality and convenience.

The west-facing rear garden features a lawn and a patio area, perfect for enjoying the afternoon sun or hosting gatherings. Located in the desirable Boley Park area, this property is within easy reach of local shops and the vibrant City Centre of Lichfield, offering a perfect blend of tranquillity and accessibility.

This beautifully finished bungalow is a rare find and is sure to attract considerable interest. Do not miss the chance to make this exquisite property your new home.

### INTERNAL ACCOMMODATION

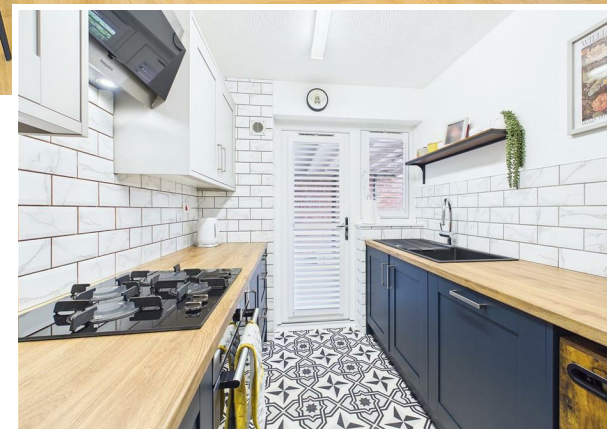
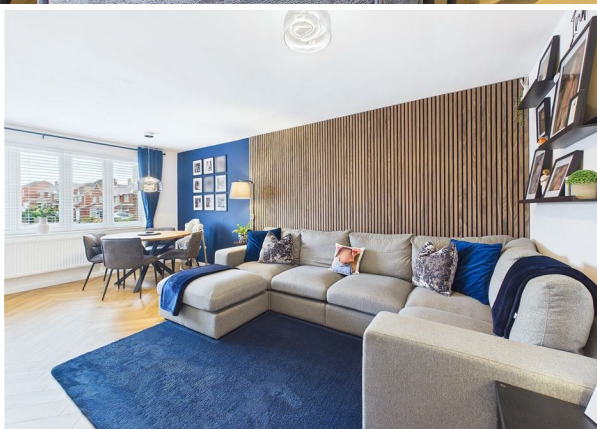
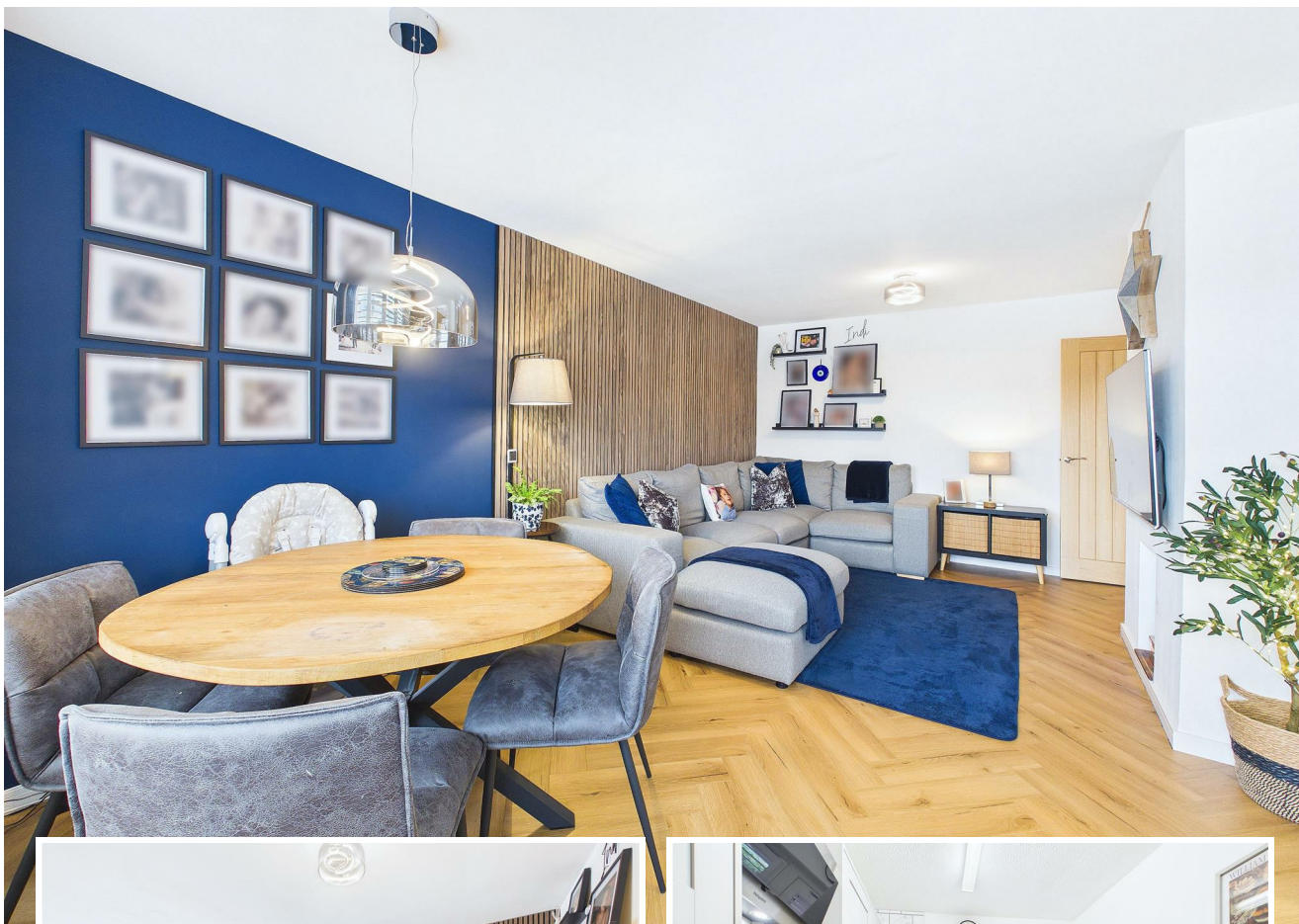
Entrance Hallway • Guest Cloakroom • Striking Open Plan Living & Dining Room • Kitchen • Inner Hallway With Storage Cupboard • Modern Shower Room With Airing Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three • Conservatory Used As Utility Room

### OUTSIDE

Impressive Frontage With Masses Of Kerb Appeal • Manicured Lawned Front Garden • Block Paved Private Driveway For A Number Of Cars • Supplementary Gravelled Parking Area • Large Carport • Single Garage With Electric Roller Door • West Facing Lawned Rear Garden With Patio

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating ? • Upvc Double Glazing • Gas Central Heating • All Mains Services • Full Renovation Included New Double Glazed Windows, Boiler & Composite Front Door











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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