

# HUNTERS®

HERE TO GET *you* THERE



## Yoxall Way

Streethay, Lichfield, WS13 8FT

£550,000

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Council Tax: F



# 25 Yoxall Way

## Streethay, Lichfield, WS13 8FT

£550,000



### Reception Hallway

accessed via a double-glazed entrance door with complimentary double-glazed units either side providing plenty of natural light. Two ceiling light points, radiator, useful fitted storage cupboard, Karndean Opus Ignea flooring and stairs leading to the first floor

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, extractor fan, radiator and Karndean Opus Ignea flooring

### Living Room

a generous room filled with natural light. Two ceiling light points, two radiators, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors to the rear garden

### Snug/Office

having a ceiling light point, radiator, Karndean Opus Ignea flooring and a UPVC double-glazed window to the front aspect

### Dining Kitchen

fitted with a range of wall and base units, Quartz ceramic work surfaces with co-ordinating upstands and a stainless steel sink and a half with counter top drainer. Double electric oven with a five ring gas hob and extractor hood and an integrated dishwasher. Inset ceiling spotlights, useful pantry cupboard, space for an American fridge-freezer, radiator, Karndean Opus Ignea flooring, UPVC double-glazed window and UPVC double-glazed French doors into the rear garden. Door into the

### Utility Room

having a base unit with a Quartz ceramic work surface, co-ordinating upstands, inset stainless steel sink and counter top drainer. Ceiling light point, extractor fan, cupboard housing the central heating boiler, appliance spaces for a washing machine and tumble drier, radiator, Karndean Opus Ignea flooring and a double-glazed door leading into the rear garden

### First Floor Galleried Landing

having a useful fitted cupboard with shelving. Two ceiling light points, radiator and a UPVC double-glazed window to the front aspect

### Master Bedroom

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Door into the

### En-suite

having a fully tiled double walk-in shower enclosure with a mains powered over head fitment, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to the walls, radiator, Karndean Opus Ignea flooring and a UPVC double-glazed window to the side aspect

### Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

### Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Family Bathroom

having a panelled bath with an electric shower fitment, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, half tiling to walls, radiator, Karndean Opus Ignea flooring and a UPVC double-glazed window to the rear aspect

## Outside

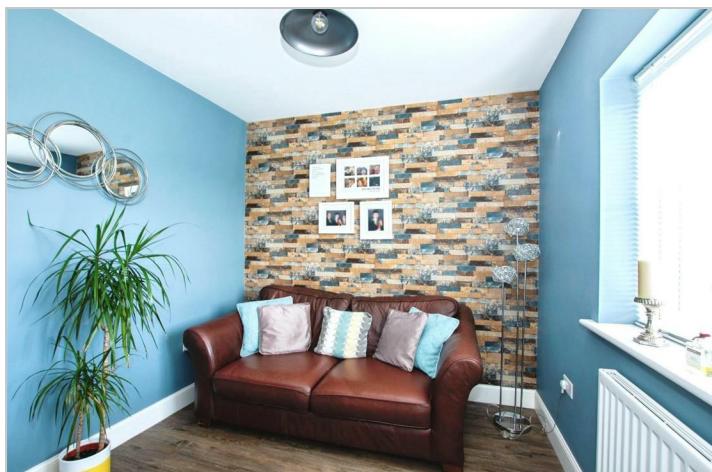
the front of the property is set back from the road with a lawn, established hedge and a paved pathway to the front entrance door. To the side of the property there is a tarmacadam driveway providing off-road parking leading to the SINGLE GARAGE accessed via an up and over door and having light and power. There is also a useful pedestrian gate to the rear garden

the private, landscaped rear garden has lawn with raised beds which are well stocked, there is two paved patio seating areas perfect for outside dining and entertaining as well as a paved pathway with timber arbours

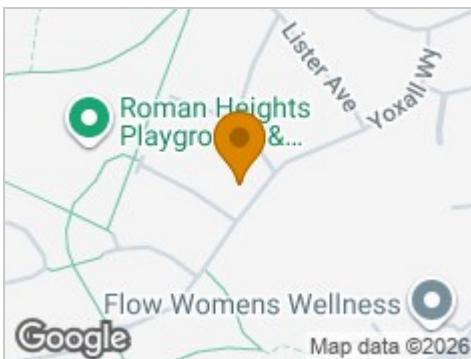
## AGENTS NOTE

we understand that there is an estate service charge for the upkeep of the green spaces. The annual cost for this is around £501.36

\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*



## Road Map



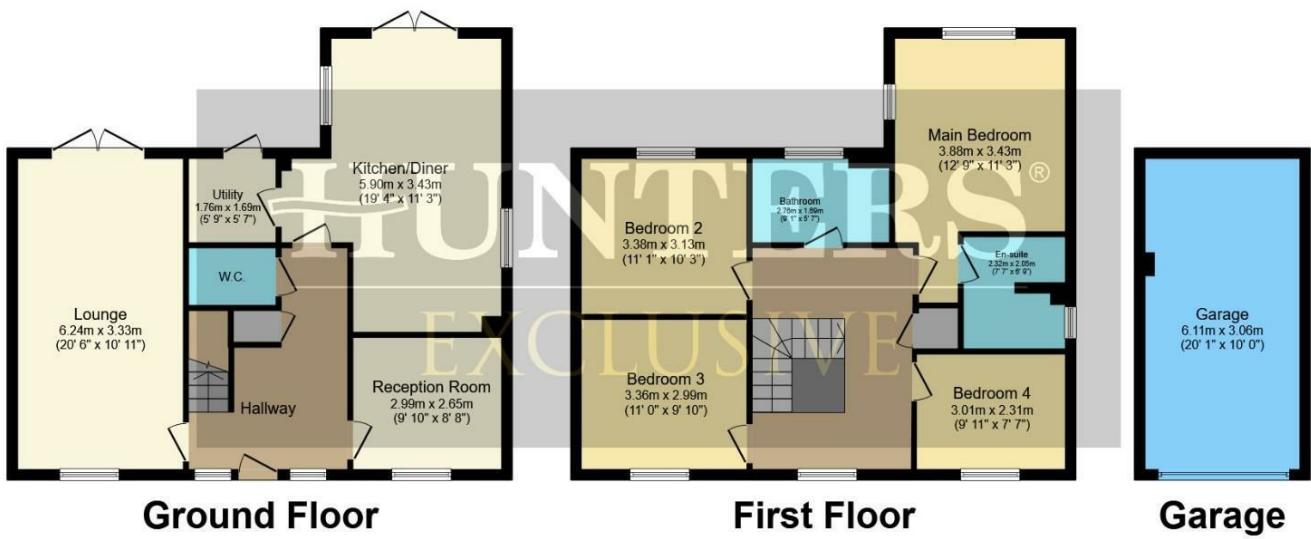
## Hybrid Map



## Terrain Map



## Floor Plan



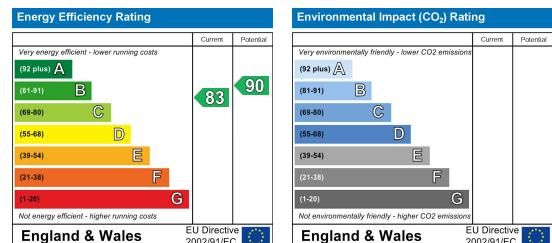
Total floor area 157.2 sq.m. (1,693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.