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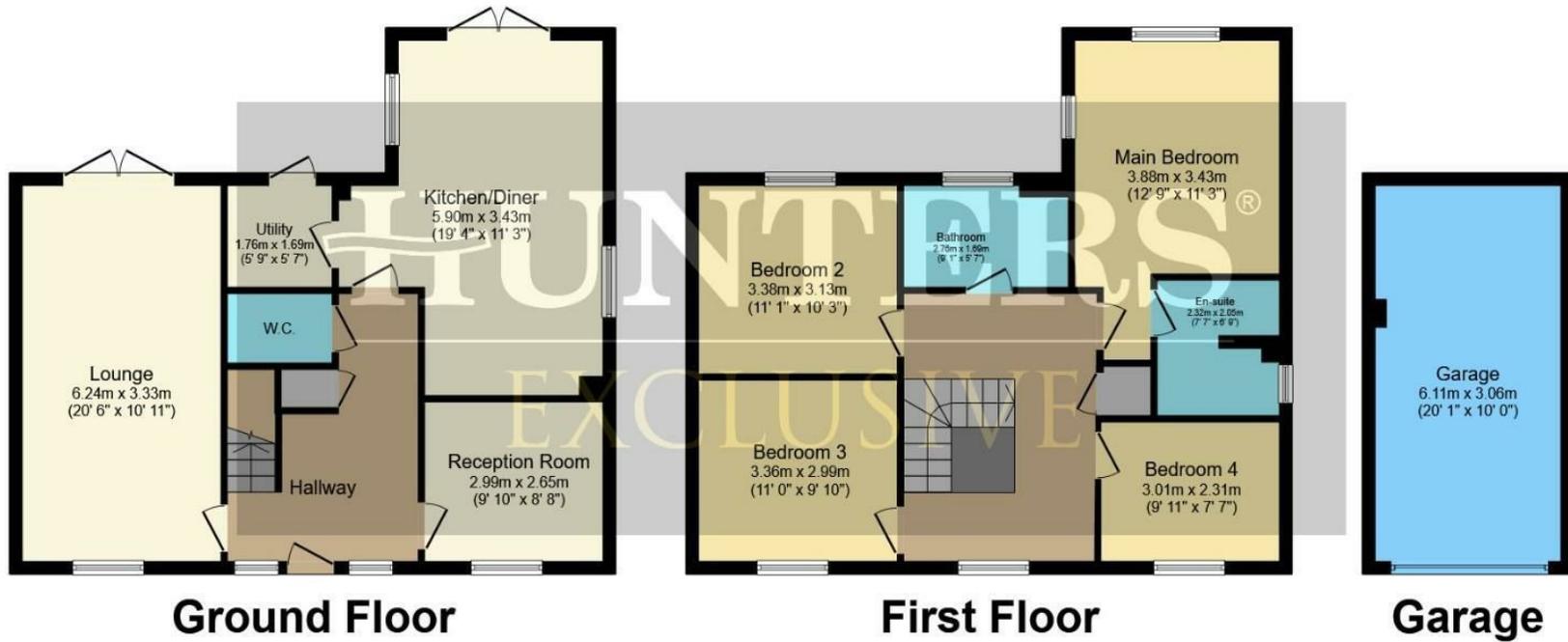
25 Yoxall Way, Streethay, Lichfield, WS13 8FT

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£550,000

located on the ever popular Streethay development, this stunning detached family home is close to the nearby Ofsted 'Outstanding' school, local shop and eateries as well as transport links for the a38 and Trent Valley Rail Station. Offering space and versatility this property welcomes you as soon as you open the front door with its light and airy reception hallway, other features making this home stand out from the rest are the spacious dining kitchen, galleried landing and the landscaped rear garden. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Reception Hallway, Guest WC, Living Room, Snug/Office, Dining Kitchen and a Utility Room. First Floor Galleried Landing, Master Bedroom with En-suite, Three Further Generous Bedrooms and a Family Bathroom. Gardens to front and rear, Driveway and GARAGE. EPC rating - B

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	83	90
	EU Directive 2002/91/EC	
	England & Wales	

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

### 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, Karndeian 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 Karndeian 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, Karndeian 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, Karndeian 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, Karndeian 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 overhead fitment, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to the walls, radiator, Karndeian 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, Karndeian 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 tarmac 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.\*\*

