

61 Lightwood Road, Yoxall, DE13 8QE

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Offered with the benefit of no upward chain is this three bedroom semi detached village home, enjoying a peaceful cul de sac position, open rural views and excellent potential to extend. Having been maintained to a superb standard throughout, the property has been previously remodelled to create a second reception room and a ground floor cloakroom, with the sizeable plot also offering further potential to extend further to the side to create additional bedrooms and living accommodation (subject to relevant permissions). To the ground floor there are two spacious reception rooms, a conservatory, fitted kitchen and a cloakroom, with three excellent bedrooms to the first floor sharing use of a modern shower room with walk in shower. Outside, the property is set at the end of the cul de sac, siding on to open fields. The block paved driveway provides parking to the front as well as access into the large garage, and the rear garden extends to a good size, having a colourful variety of shrubs and flowers and enjoying pleasant open views.

The property is set in the desirable village of Yoxall, a charming and popular village having an excellent range of amenities including a health centre, a Post Office/general store, a church and two pubs, as well as having a butchers, bakery, greengrocers and gift shop on the village outskirts. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive. With rolling countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes' drive.





- **Semi Detached Village Home**
- **Offered with No Upward Chain**
- **Superb Extension Potential**
- **Pleasant Open Rural Views**
- **Ideal Family Home/Downsize/First Time Buy**
- **Two Reception Rooms & Conservatory**
- **Modern Kitchen with Integral Appliances**
- **Three Good Sized Bedrooms**
- **Shower Room & Ground Floor Cloakroom**
- **Beautifully Tended Gardens**
- **Large Detached Garage & Parking**
- **Peaceful Cul de Sac Position**
- **'Outstanding' School Catchment**
- **Mains Services & Double Glazed Windows**

The UPVC entrance door opens into the **Entryway**, which leads open plan style into:

Dining Room 4.75 x 3.2m (approx. 15'7 x 10'6) – max
A good sized reception room having a window to the front, a window to the side and oak flooring.

There is a cupboard housing the combi boiler and useful storage, there is a further storge cupboard beneath the stairs and doors open into:

Kitchen 3.05 x 2.12m (approx. 9'11 x 6'11)
a modern range of wall and base units house an inset sink with side drainer, as well as integrated appliances including oven, gas hob, fridge freezer and washing machine, A window to the front enjoys an open outlook

Lounge 5.44 x 4.26m (approx. 17'0 x 13'11) – max
A spacious reception room extending across the rear of the property, having windows to two sides, a door opening out to the garden and a gas fireplace. Glazed sliding doors open into:

Conservatory 2.96 x 2.26m (approx. 9'8 x 7'5)
With tiled flooring, fitted blinds and doors opening out to both the front and rear aspects

Cloakroom
Having a fitted wash basin and WC, with tiled flooring













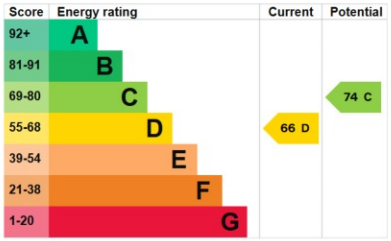
Stairs rise to the first floor **Landing,** having access to the loft and doors opening into:

Master Bedroom 5.47 x 3.12m (approx. 17'11 x 10'2)
A generous principal bedroom having twin windows to the front overlooking rural views. Please note, this room is easily large enough to accommodate an en suite

Bedroom Two 3.1 x 2.8m (approx. 10'0 x 9'2)
A double room having a window to the rear enjoying open rural views

Bedroom Three 3.06 x 2.57m (approx. 10'0 x 8'5)
Another good sized bedroom having a window to the rear

Shower Room 2.4 x 2.35m (approx. 7'10 x 7'8)
A white suite comprises wash basin and WC set to a range of vanity units and a walk in shower, with tiled splash backs, a heated towel rail and an obscured window to the side

















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Property For Sale:

Floor Area: 990 ft²



Outside

The property enjoys a peaceful setting to the end of the cul de sac, siding onto open rural fields over which views can be enjoyed from both the property and the garden. The good sized plot provides parking for three vehicles to the front aspect, gated access leads to a walkway approaching the conservatory, and there is access into:

Detached Garage 5.45 x 3.77m (approx. 17'10 x 12'4)
A large garage having access into the rear garden and a manual entrance door to the front

Gardens

Beautifully tended gardens extend to the rear aspect, having a paved terrace with walled boundary and steps rising to the raised lawns. A paved terrace to one side provides a pleasant space for outdoor entertaining whilst enjoying the open views, and flowerbeds are stocked with a colourful assortment of flowers and shrubs

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Ph SW 13.07.2026