Lightwood Road

Yoxall, Burton-on-Trent, DE13 8QD

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£280,000

NO UPWARD CHAIN

This lovely village home enjoys a cul de sac setting perfect for families featuring a spacious ground floor layout with a hall, lounge, dining room plus conservatory, fitted kitchen & a large utility. Three bedrooms, modern fitted bathroom, good size garage, workshop & landscaped gardens.

This three bedroom semi detached home is set in the sought after village of Yoxall located on a peaceful cul de sac setting with countryside walks close by together a popular village primary school, shop and pubs together with being in John Taylor Catchment. The house is in easy reach of Barton under Needwood, Lichfield, Burton on Trent and Uttoxeter.

Set behind a good size frontage with a lawned garden and a block paved drive with an electric door opening to a good size single garage.

The porch/hall opens into a lovely lounge with views to front and a fireplace plus stairs leading off to the first floor. The lounge leads through to a light dining room which adjoins a modern fitted kitchen with an integrated oven and hob, and a window framing garden views. Also off the dining room is a good size conservatory, perfect for enjoying views of the recently landscaped rear gardens.

Off the kitchen there is a huge utility room adding that practical extra space with additional fitted units and appliance space together with a useful internal door to the garage. There is also a large workshop/hobby space off the utility.

The landing has doors off to three bedrooms, the two double sized rooms both have built in storage and bedroom three is a single with views to the front. The is a well appointed modern bathroom which had been refitted with the bath having a shower over and screen.

To the rear the gardens feature paving ready for garden furniture together with a shaped lawn and raised planting beds.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: We understand probate has been applied for but not yet granted.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/21102026

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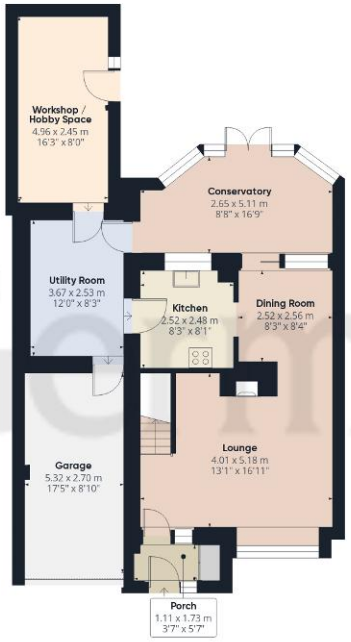



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Ground Floor





Floor 1

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Approximate total area(1)

115.7 m²

1243 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

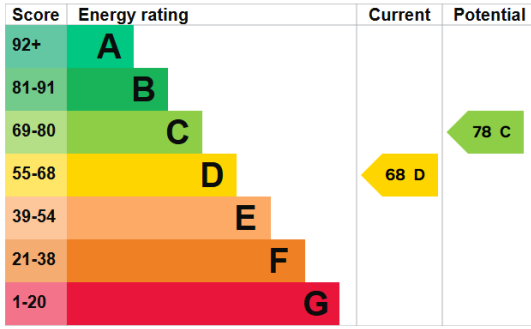
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

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