

# Ferrers Road

Yoxall, DE13 8PS



Offering tremendous scope and potential on a lovely, good sized garden plot with southerly aspect and ready for modernisation is this superb, detached village bungalow with a well-designed layout including three bedrooms, lounge, dining room, kitchen, long drive and garage. No upward chain.

£285,000

John German 

Situated in the sought-after village of Yoxall with a popular pub and primary school together with the benefit of John Taylor catchment. Excellent transport links are provided by the A515 putting nearby centres of the cathedral city of Lichfield, Uttoxeter, Burton-on-Trent all in easy reach, with the benefit of being in countryside surroundings.

The bungalow is at a point where it would benefit from modernisation, giving the buyer with vision the chance to create their own superb bespoke bungalow with a good sized drive and garage.

The bungalow enjoys a very good sized garden plot with a southerly aspect, with a side entrance door opening into an L shaped hallway with useful storage cupboard and doors leading off.

The living accommodation is all to the rear, enjoying views across the back garden. There is a good sized lounge with patio doors opening out to the rear garden, a fireplace providing the focal point, dining area with window to side and doorway leading through to the kitchen.

The kitchen is equipped with a range of base and eye level units but ready for modernising, with a door out to rear where there are two useful outhouses offering further storage and side door into the garage.

The bungalow has three good sized bedrooms, two double bedrooms face the front while bedroom three has window to side. There is a shower room with shower cubicle, wash basin set in vanity unit and there is a separate WC.

The gardens are a real highlight of this home, enjoying a southerly aspect with plenty of outdoor space, with lawned gardens and well-established borders. A wonderful space to enjoy in the spring and summer.

The bungalow is available with the advantage of no upward chain.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/22022023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



#### 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.

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