

Raven Road

Yoxall, Burton-on-Trent, DE13 8PY

John 
German





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CALVAIRE

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Yoxall, Burton-on-Trent, DE13 8PY

£330,000

A stylish, tasteful and comfortably appointed family sized house including a log burner and conservatory, located in the pretty riverside village of Yoxall.



Within a few minutes' walk of the village centre where there are two village pubs, a general store, doctors surgery, primary school and St. Peter's Church, this lovingly maintained and presented semi detached house represents a great opportunity to buy into the village lifestyle at an affordable price.

The accommodation is gas centrally heated and uPVC double glazed throughout and offers an entrance hall with polycarbonate front door that leads then into a comfortably appointed family lounge where the main focal point has to be the multi burner stove and fireplace.

Leading off the lounge is an equally attractive separate dining room with staircase to the first floor and patio doors that lead into a uPVC double glazed conservatory with a private and secluded garden aspect.

At the heart of this lovely home is a refitted kitchen with high gloss black units, hardwood block worktops and breakfast bar, tiled floor, appliance space for a range cooker and American style fridge freezer, stainless splashback, integrated dishwasher and double doors leading directly into the garden.

Access into the garage can be obtained from the kitchen where there is plumbing for a washing machine and the wall mounted combination boiler.

On the first floor a centre landing with large cupboard leading off gives access to the three bedrooms and family bathroom. Bedroom one is a front facing double room with double wardrobe recess and bedroom two is a rear facing double room with dressing table/wardrobe recess. Bedroom three would make an ideal single bedroom with study space incorporated.

The family bathroom has been redesigned and fitted to include a white and chrome freestanding bath, high tech shower unit with overhead shower head and side mounted body jets, oval wash hand basin/vanity unit and a low level WC, all complemented by stylish modern décor and lighting to match.

Outside a single garage has an electric up and over door, side pedestrian door, electric light and power points plus hot and cold water taps.

A block paved driveway and frontage has walled and hedged boundaries together with a gravelled border and palm trees. A gated side entrance leads to the thoughtfully landscaped rear garden which is most privately screened and offers a block paved patio area, border walling and steps that lead to a lawn and very well stocked borders with a stepped approach to an upper decked area that leads to a hot tub (separately negotiable), seating area and garden storage shed.

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.

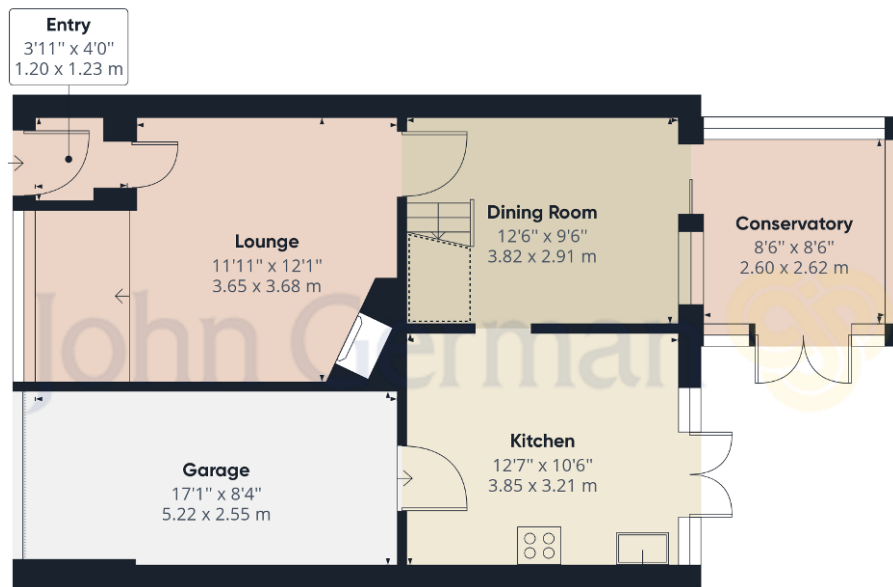
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/12102023

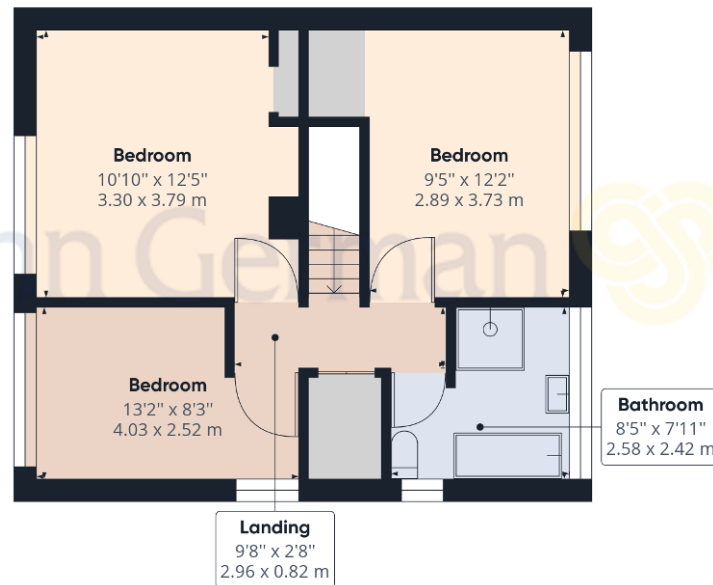
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1156.66 ft²


107.46 m²

Reduced headroom

12.81 ft²

1.19 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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