

Lightwood Road

Yoxall, DE13 8QD



A lovely semi detached village home perfect for a family. Well presented throughout and ready to move into with light and spacious accommodation including lounge, dining kitchen, conservatory, three bedrooms and bathroom, drive and detached garage.

£245,000



John German

Situated in the sought after village of Yoxall is this lovely semi detached home, perfect for a family ready to embrace village life with popular primary school close by together with village store and pubs. Yoxall is also well placed for the John Taylor Academy in the neighbouring village of Barton under Needwood.

Set behind a driveway providing off road parking and front garden, the front door opens into an entrance hall with staircase off to first floor and door off to a light and spacious lounge with window framing views to front. From here, an archway leads through into a dining kitchen.

The kitchen is equipped with a range of base and eye level units with work surfaces over, integrated oven and hob, space for further appliances and window to rear. French doors open into a conservatory with views over the rear garden.

To the first floor, the landing has doors leading off to three bedrooms, all sharing a modern family bathroom with a white suite comprising panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a paved terrace. There is a gated enclosed side driveway leading to a detached garage with timber opening front entrance doors.

The property has planning permission for an extension - Ref BR/2023/0035. The property also benefits from a newly fitted boiler.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC 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
www.eaststaffsbc.gov.uk

Our Ref: JGA/19012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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