

# Raven Road

Yoxall, DE13 8PY

John German






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**£295,000**



**With the benefit of no upward chain this extended home is ready to move into and offers the perfect village retreat with excellent school catchment. Highlights including lounge with log burner, dining area, fitted breakfast kitchen plus utility, garage, guest WC, three good size bedrooms, family bathroom, wide driveway and garden to rear.**

Situated in the sought after village of Yoxall, perfect for those seeking John Taylor High School catchment. A pretty village well served with two excellent pubs, a general store with Post Office, Primary School and doctor's surgery. In easy reach of the nearby centres of Lichfield and Burton on Trent, both offering excellent transport links. This is a fantastic all round family home, well presented throughout and ready to move into.

Set behind a good expanse of block paved driveway providing plenty of off road parking, there is a side entrance door into the entrance hall with useful storage cupboard, stairs and doors leading off. The accommodation is gas centrally heated and uPVC double glazed throughout.

An extension has created a substantial open plan lounge and dining area. The lounge has a lovely fireplace with log burner adding a cosy feel and there is a good size dining area with window to side and wide bi fold doors opening out to the rear garden.

There is a lovely well equipped kitchen with base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances, sink and drainer unit, window framing views to front, spotlights to ceiling and practical wood effect flooring. A wide archway leads into the utility area of the kitchen with integrated fridge freezer, further appliance space, door to guest WC with close coupled WC and wash hand basin and access to useful understairs storage. An internal door opens into a store with a door opening out to the front.

On the first floor, the landing has doors leading off to three bedrooms. The master is a substantial double with two fitted wardrobes and fitted chest of drawers with two windows framing views to the rear. Bedrooms two and three have views to the front and all share a smart family bathroom with panelled bath having shower over, wash hand basin set in vanity unit and cupboard under, part tiled walls, WC and towel rail/radiator.

To the rear of the property, there is a lovely garden with a paved terrace and shaped lawn and a good degree of privacy.

**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.

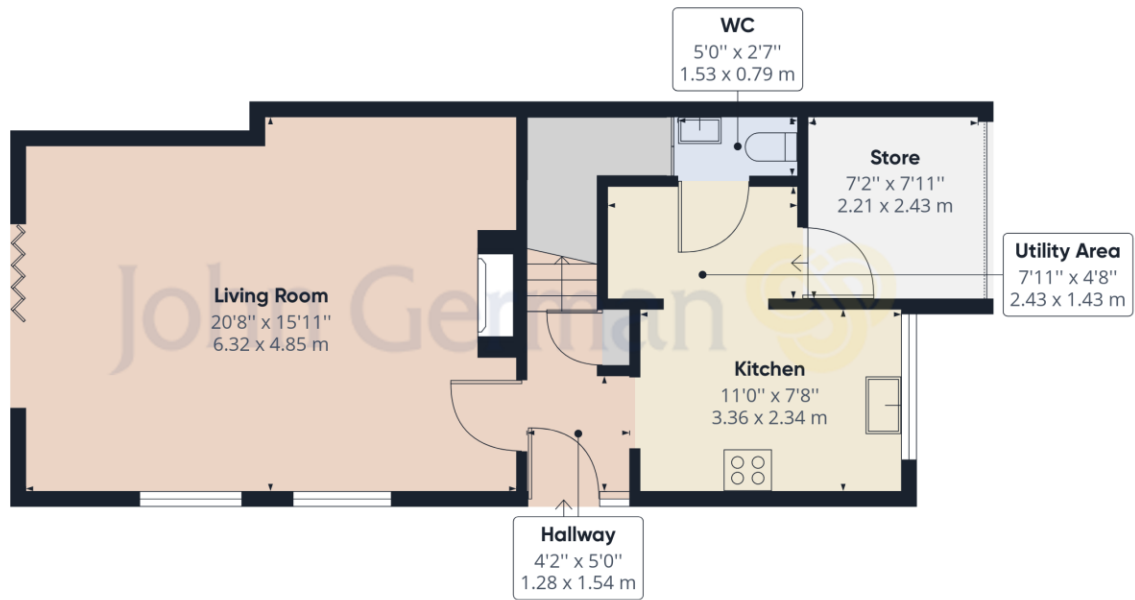
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/19102023

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





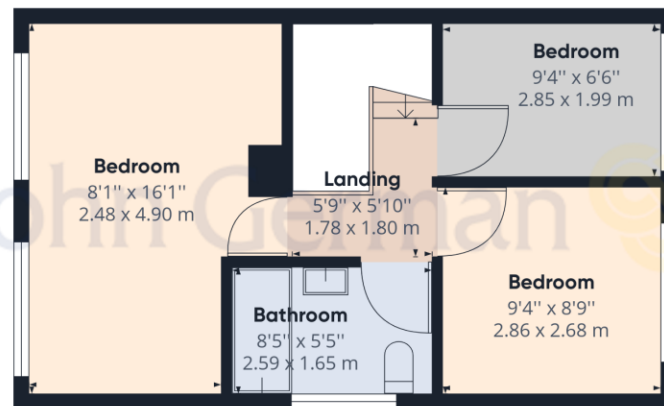


Ground Floor

Approximate total area<sup>(1)</sup>

958.94 ft<sup>2</sup>

89.09 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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