

Rookery Close

Yoxall, Burton-on-Trent, DE13 8QH



A lovely village home with a versatile village layout in a quiet cul de sac location offering a spacious interior ready to modernise your own style with highlights including two reception rooms, three bedrooms, two bathrooms, fitted kitchen, good sized drive, garage and established gardens.

NO UPWARD CHAIN

£300,000

John German

Situated in the sought after Staffordshire village of Yoxall in pretty countryside surroundings together with a popular pub, primary school and riverside walks. There are excellent transport links to the nearby centres of Barton under Needwood and the cathedral city of Lichfield. This property offers an ideal family home in a popular and established location.

Located in a lovely village position set off a private driveway serving just four properties and available with the advantage of no upward chain.

Step inside the reception hall with stairs to the first floor with a useful under stairs storage cupboard. The lounge is a substantial size with a focal point fire surround and French doors out to the rear garden.

Across the hall is a second reception room with bay window overlooking the front and would make an ideal dining room, sitting room, study or additional bedroom.

The kitchen is fitted with a range of base and eye level units with worksurfaces over, space for appliances and a window overlooking the rear. A practical internal door gives access into the garage which has an up and over front entrance and a door into the rear garden.

Completing the ground floor is a front facing bedroom that lies adjacent to a shower room fitted with a suite comprising a shower cubicle, pedestal wash hand basin and WC.

On the first floor landing is a skylight pouring natural light into the stairwell. There are two good sized bedrooms, the master features a dressing area with fitted wardrobes and a good sized bedroom having a built in storage cupboard and window framing views to the rear.

Across the landing is a second double bedroom with window to the front and both share the use of the bathroom with a pink suite comprising panel bath, pedestal wash hand basin, WC, a useful airing cupboard and a skylight.

The driveway provides ample off road parking and access to the garage. The rear gardens are well established with a paved terrace, shaped lawns, mature borders and side gated access.

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

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Not connected

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 E

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

Our Ref: JGA/24052024

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Approximate total area⁽¹⁾
1307.85 ft²
121.5 m²

Reduced headroom
30.72 ft²
2.85 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Agents' Notes

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