

Main Street

Yoxall, Burton-on-Trent, DE13 8NQ



A charming beamed cottage of great character offering bright and spacious two/three bedroom accommodation with central heating, wood burner and part double glazing set in this popular village opposite the church and offered with no onward chain and vacant possession.

Guide Price £275,000

John German

The village of Yoxall has a popular pub, primary school, excellent health centre and village hall together with countryside walks. It also falls in catchment of the highly regarded John Taylor Academy in the neighbouring village of Barton under Needwood which has a wide range of amenities. For the commuter, Lichfield and Burton on Trent are each within easy reach both of which have train stations, and the A38 provides access to major cities.

The property is accessed via the side entrance hall having exposed beams and leading into a spacious dining room again exhibiting lovely exposed period beams and having stairs off together with a half glazed door out to the rear courtyard garden.

Off the dining room is an attractive fitted kitchen having a range of base and wall units surmounted by wood effect worktops with inset 1.5 bowl composite sink with mixer tap and tiled splash backs, inset Rangemaster slot in cooker with extractor hood over, further appliance spaces with plumbing for an automatic washing machine, laminate flooring and a wall mounted cupboard housing the gas boiler.

A lovely large panelled period door opens into the bright sitting room which has a brick recessed fireplace housing the wood burner together with dual aspect windows to either side. Off this is a very useful study or bedroom three which has a wonderful vaulted ceiling with superb exposed timbers and a cloakroom leading off with a WC and wash basin.

Stairs ascend from the dining room and lead to the landing which has an exposed beam, loft access and a useful built in storage cupboard. To the front of the cottage is a lovely master bedroom enjoying dual aspect to both front and rear and having useful built in twin wardrobes. Adjacent to this is a second useful sized bedroom also with dual front and side aspect. These are served by an attractive bathroom equipped with a bath in tiled surround having mixer shower over and glazed screen, pedestal wash hand basin, low level WC, chrome heated towel rail and laminate flooring.

Outside - The property is set off the high street and there is a pedestrian access to the side. Accessed from the dining room is an enclosed rear block paved courtyard which offers a very pleasant and private outside space plus a very useful store shed.

Notes: The property is Grade II listed. There is no private parking for this property and on street parking is extremely limited.

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

Property construction: Traditional

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Services are available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

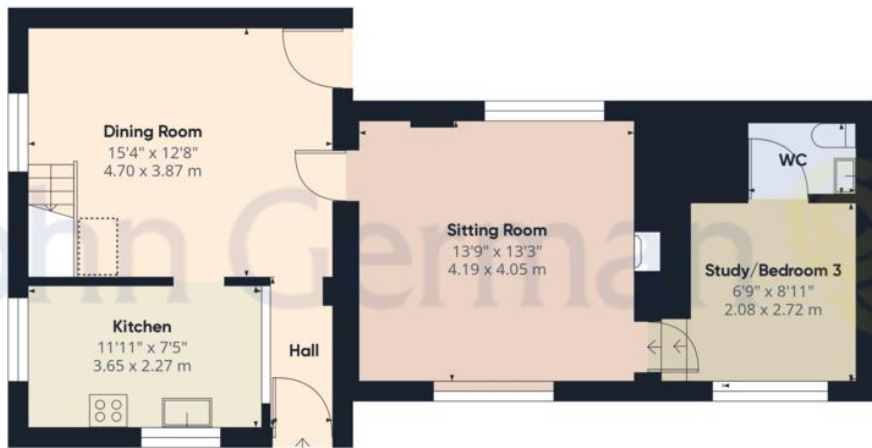
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

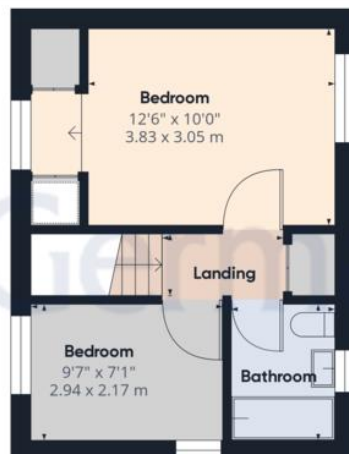
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13062024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

883.13 ft²
82.05 m²

Reduced headroom

5.56 ft²
0.52 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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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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