

Raven Road

Yoxall, Burton-on-Trent, DE13 8PY



**** PERFECT FIRST TIME BUYER HOME ****

Located in the much sought-after village of Yoxall, is this generously sized semi-detached home. The seller has recently renovated many areas of the home, doing a fantastic job in cosmetically enhancing this family home.

£280,000

John German

Entrance Hall

Having a door to the side, double socket, under stairs cupboard, radiator and doors to:

Kitchen

With a range of wall and base units with work surfaces over, electric oven and gas hob, Belfast sink and drainer, integrated washing machine and dishwasher, radiator, breakfast bar, double glazed window to front and side door to Garage.

Living Room

With double glazed window to rear, radiator, TV points and door to conservatory.

Conservatory

With air conditioning system and electric heating, double glazed windows to side and rear, ceiling light and fan, laminate flooring, and door to garden.

First Floor Landing

With loft access and doors to:

Bedroom One

With two double glazed windows to rear, large double wardrobe to remain and radiator.

Bedroom Two

With double glazed window to front and radiator.

Bedroom Three

With double glazed window to front and radiator.

Bathroom

A fully tiled bathroom briefly comprising of a wash hand basin, WC, radiator and double-glazed window to the side.

Outside

Garage with electrical power and lighting, an additional storage area to the rear, double doors to the front and side door to kitchen.

The property boasts off road parking for several vehicles along with a low maintenance front garden with a stoned driveway.

The rear garden has recently been landscaped to include an Indian slab stone paving area which runs down the side of the property. A fence border separates the paving space to the large lawned area. The garden benefits from not being overlooking to the rear.

Yoxall is a picturesque, quiet village situated in the heart of Staffordshire. With close proximity to River Swarbour, offering terrific river walks and stunning nearby views. Occupying an enviable position, this home is situated a short distance away from the centre of Lichfield City and plenty of surrounding villages. Boasting a range of local amenities including a convenience shop and The Crown Inn close by.

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas

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

Broadband type: 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

Our Ref: JGA/28062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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