

# Yoxall Road

Kings Bromley, Burton-on-Trent, DE13 7JJ

John German



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Guide Price £450,000

A very attractively located, extended family home enjoying all the benefits of village life, with good access to Lichfield and the A38.



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The popular village of Kings Bromley has amenities including a Co-op store, Royal Oak public house, 11th Century All Saints Church, cricket club and the Richard Crosse Primary School. It also falls in the catchment area for John Jaylor High School which has been rated Outstanding and is located in the nearby village of Barton under Needwood, which also boasts the Barton Marina. For commuters, the village is well placed for the A38, A515 and M6 toll road. Furthermore, there are two train stations in Lichfield, serving London and mainline destinations, together with East Midlands and Birmingham International Airport being within a comfortable driving distance.

The property has a very spacious and attractive reception hall to the front, with stairs off and useful built-in cloaks cupboard below, together with tiled flooring. Off the hall, there is a cloakroom which has tiled floor and fitted WC and wash hand basin. Glazed double doors from the hallway lead into an exceptionally spacious lounge which has an attractive fireplace with fitted gas fire, dual aspect windows and beams. To the rear of the property, there is a large dining room/sitting room which faces the rear garden, and off which is a kitchen which has an extensive range of base cupboards, drawers and wall units, surmounted by attractive worktops, having an inset composite sink with mixer tap and tiled splashbacks, inset gas hob with extractor over, integrated washing machine, fridge and freezer, together with Bosch electric fan oven and combi microwave oven. There is tiled flooring and a half glazed door leading into a uPVC double glazed conservatory which has a tiled floor, garden views, a solid roof and door opening into the garden.

To the first floor, there is a landing with useful loft access, having ladder and being part boarded, together with a large airing cupboard. The master bedroom has a spacious dressing room and an en suite shower room. There are two further attractive bedrooms off the landing, served by a separate bathroom having bath, pedestal wash hand basin and WC, tiled surrounds and chrome heated towel rail.

Outside, the property sits at the head of a cul-de-sac, having an extensive driveway providing ample parking and access to the single garage. Furthermore, there is additional access to the side providing ample caravan or motorhome storage facilities. To the rear is an enclosed garden which is very attractively arranged with patio area, extensive lawns, well planted borders, hedges, trees etc. There is an extensive workshop attached to the rear of the garage with power and light, plus two sheds.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**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:** Lichfield District Council / Tax Band D

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

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/07082025









Ground Floor

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

1689 ft<sup>2</sup>

157 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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.

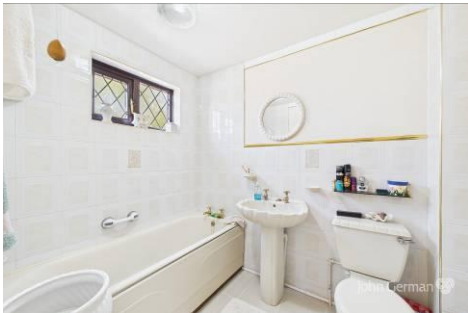
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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