



2a Lovell Road, Yoxall
Staffordshire DE13 8QA

Downes & Daughters
ESTATE AGENCY

2a Lovell Road, Yoxall
Staffordshire DE13 8QA
Offers in the region of £239,500

A superb opportunity to acquire a well presented, three bedroom link-detached family home, offered for sale with no onward chain and falling within the John Taylor catchment area. Occupying an enviable position within this popular residential street only moments away from the public open space of Ferrers Field and a wide range of amenities in the centre of the village. The accommodation comprises: entrance hallway, living room, dining room with access to the rear garden and a kitchen on the ground floor and three bedrooms, all with fitted wardrobes, and a bathroom on the first floor. Externally the property benefits from a block paved private driveway, carport and storage garage and well presented lawned fore and rear gardens.

Viewing is essential to appreciate the attractive nature and charm of this family home.

GROUND FLOOR

Entrance Hallway • Living Room • Dining Room (double doors to rear garden)
• Kitchen

FIRST FLOOR

Landing • Bedroom One (fitted & built in wardrobes) • Bedroom Two (fitted & built in wardrobes) • Bedroom Three (built in wardrobe) • Bathroom

OUTSIDE

Neat Lawned Fore Garden • Block Paved Private Driveway • Carport • Storage Garage • Manicured Lawned Rear Garden • Established Borders • Block Paved Patio

FURTHER INFORMATION

No Chain • John Taylor Catchment Area • Upvc Double Glazing • No Central Heating



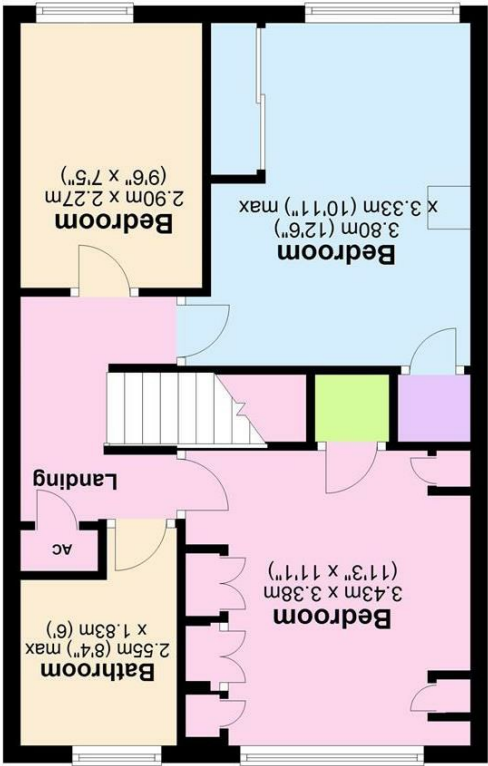




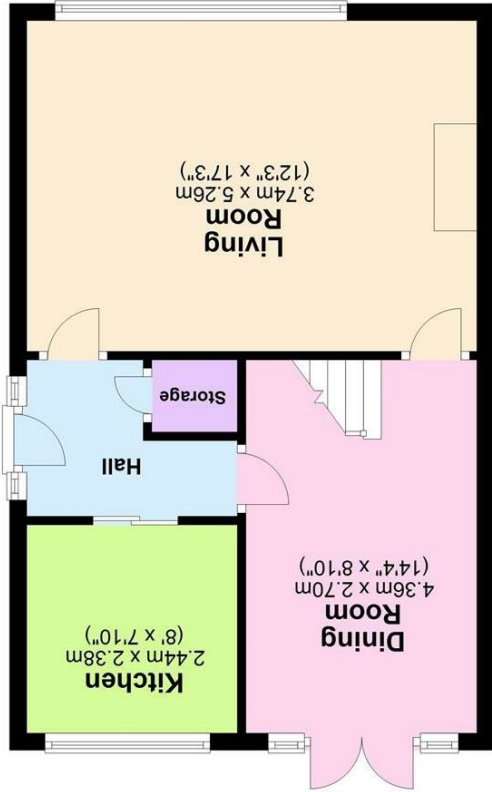
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 www.downesanddaughters.co.uk



Total area: approx. 82.6 sq. metres (889.3 sq. feet)



Approx. 39.5 sq. metres (424.8 sq. feet)



Approx. 43.2 sq. metres (464.5 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	80
Minimum	39
Current	39
Maximum	37

Energy Efficiency Rating	
Client	37
Minimum	84
Current	37
Maximum	37