

# Yoxall Road

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

John  
German





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£379,950

Close to the village centre and amenities, an extended and well-maintained four bedroom link detached house with a fantastic range of accommodation and complemented on the outside by a lovely south facing garden, two garages, superb storage space and a bespoke multi-purpose garden cabin.



Following previous extension and improvement works, this most individual detached family home enjoys all of the benefits of a central village location but is only 6 miles or so from Lichfield and a lesser distance to the lovely neighbouring villages of Alrewas and Yoxall.

This gas central heated and uPVC double glazed property sits at the end of a cul de sac behind a shared private section of driveway for this house and one neighbouring home. It has a glazed front entrance porch which leads into an attractive reception hall with spindle balustraded stair and two useful storage cupboards.

There are two separate reception rooms each enjoying a front aspect outlook with the dining room being most attractively decorated and presented, and the lounge providing further stylish decoration, three windows overall and a traditional style fire surround with electric fire included.

Enjoying views of the south facing rear garden the breakfast kitchen is a comfortable dual purpose size and has a range of timber finished base and wall units, ample worktops, splash back tiling, stainless steel one and a half bowl sink unit, space for a cooker, integrated dishwasher and larder fridge. The breakfast dining area is open plan to the kitchen and has a built-in dresser style unit together with double doors that lead into a lovely light filled uPVC double glazed conservatory with clear glass roof. It has a tiled floor and fitted blinds that makes a fantastic family room with garden views and access.

Also leading off the kitchen is a utility room with matching cupboards, space for a washing machine and tumble dryer and access in turn to a very useful separate WC and adjacent home office/study.

On the first floor there is a centrally positioned landing with airing/linen cupboard and access to the four bedrooms and family shower room. The master bedroom has an extensive range of built in wardrobes and storage and has access to its own large en suite bathroom which has a pastel shade five-piece suite and half height tiling together with a skylight window.

Bedrooms two, three and four all have built-in wardrobes, and the shower room has been tastefully refitted and re-tiled to include a corner shower and cabinet fitted wash hand basin and WC.

#### Outside

Original single garage with up and over door, rear personal door, light, power and wall mounted gas central heating boiler.

Sizeable additional garage of irregular shape boasts ample space for a single vehicle plus a workshop area. Double internal doors lead to a spacious triangular shaped rear store room that offers valuable storage.

The rear garden is a good-sized south facing area with fenced boundaries, an established main lawn and borders, an extensive patio area, gated side entrance and a bespoke timber built garden cabin and store.

**Agents Notes:** For flood risk zone information please see [www.watermaps-environmentagency.gov.uk](http://www.watermaps-environmentagency.gov.uk)

The property is situated within the village conservation area.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

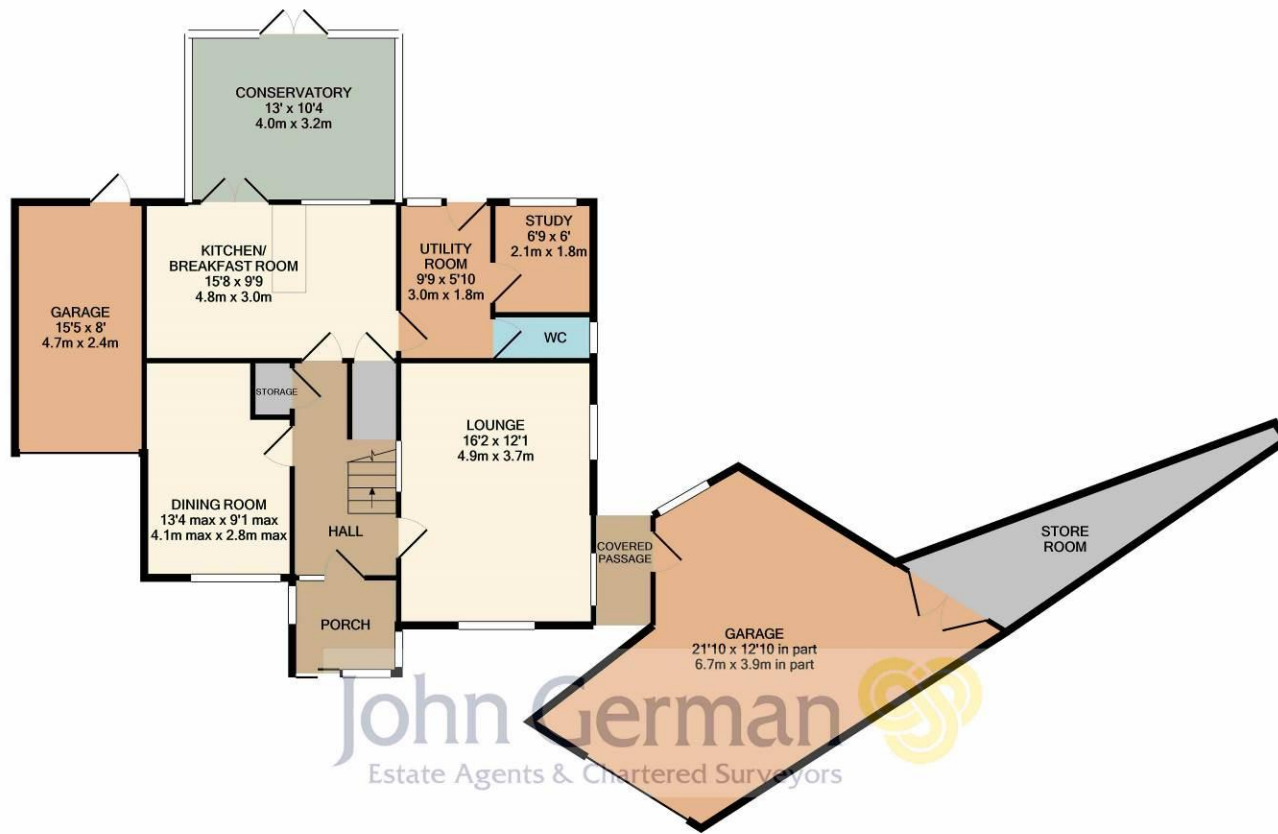
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/09112020

**Local Authority/Tax Band:** Lichfield District Council / Tax Band E



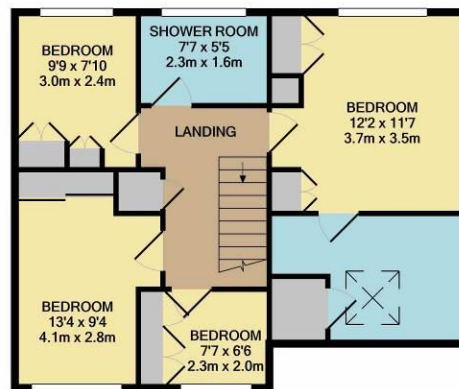




John German  
Estate Agents & Chartered Surveyors

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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