

# Victoria Street

Yoxall, Burton-on-Trent, DE13 8NG

John   
German





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£575,000

Standing on a substantial garden plot and ready for renovation offering tremendous scope and potential is this detached family home located in a desirable village location and in John Taylor catchment. No upward chain.

Situated in the desirable village of Yoxall that is popular for its John Taylor School catchment together with its popular pubs and village shop. It also has excellent transport links via the A515 to the nearby centres of Lichfield and neighbouring village of Barton under Needwood offering a wide range of amenities. The property is available with the advantage of no upward chain and occupies a lovely position on Victoria Street that has a selection of character properties.

The substantial frontage has a generous raised lawned foregarden and extensive gravelled driveway providing access to a good sized garage.

Step inside the entrance hall where doors lead to the spacious ground floor accommodation.

On your right is a lovely sitting room that has a window overlooking the rear garden plus a door giving direct access to the rear. A separate dining room has a fitted bar, a window overlooking the front elevation and a door out to the rear.

The third reception room is the superb character lounge with a high vaulted ceiling and an open view up to the galleried first floor landing. A door leads to the rear elevation.

The kitchen is equipped with a range of base and eye level units, work surfaces and breakfast bar plus an extractor fan. A window overlooks the front and an arch leads to a breakfast area having a front facing window and doors into a practical boot room and useful utility room having additional appliance space and access to the rear garden.

The first floor landing overlooks the lounge and has a double airing cupboard and boiler cupboard. The master bedroom is a generous dual aspect room with fitted storage and fantastic views over the rear garden and the two further bedrooms benefit from fitted storage. Completing the first floor is a three piece family shower room.

A real feature of this home is its substantial garden plot perfect for those seeking plenty of outdoor space. The rear garden is predominantly laid to lawn, established planted beds and borders, ornamental pond and a shed at the top of the garden. The plot also provides potential to extend the property, subject to the necessary planning permissions and regulations.

**Note:** We understand the property is located in a 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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststafsbcc.gov.uk](http://www.eaststafsbcc.gov.uk)

**Our Ref:** JGA17112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Ground Floor

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

1904.16 ft<sup>2</sup>

176.9 m<sup>2</sup>



Floor 1

Excluding balconies and terraces

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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### 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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



