

# Alwyn Road

Yoxall, Burton-on-Trent, DE13 8QB



Offered for sale with NO ONWARD CHAIN for the first time in 60 years, this charming, detached bungalow is nestled in the heart of Yoxall. Yoxall is a wonderful, tight knit community that boasts a wonderful village lifestyle.

£300,000



John German

The village of Yoxall has a popular pub, primary school, excellent health centre and village hall together with countryside walks. It also falls in catchment of the highly regarded John Taylor Academy in the neighbouring village of Barton under Needwood which has a wide range of amenities. For the commuter, Lichfield and Burton on Trent are each within easy reach both of which have train stations, and the A38 provides access to major cities.

Benefitting from a wonderful position on a popular residential road in Yoxall, the home is sat back from the road with a driveway for off road parking. A further lawned area could be altered to allow for further off road parking. The driveway leads onto the single garage, which is equipped with power and lighting throughout and is accessed via an electric roller door to front or alternatively an external door to the rear from the rear garden.

The home opens up into the entrance hallway, which gives access to all of the living accommodation. The living room is located to the back of the property and is a brilliant size, flowing through seamlessly with the dining room. To the back of the lounge, is the conservatory that is a convenient, separate reception room which has sliding doors leading to the rear garden. Also to the rear of the home is the kitchen which features matching wall and base units with worktops over, eye level oven, gas hob with cooker hood above, plumbing for washing machine and dishwasher and an external door leading to the side.

The three bedrooms are generous sizes, two of the bedrooms are double sized, one of which has built in wardrobes. All three bedrooms share a shower room, which includes a shower enclosure, WC and wash hand basin.

The rear garden of this home is a real treat. The garden is a very private space which is mainly laid to lawn and privately enclosed by wooden fencing to the sides and a brick built wall to the rear

- 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:** Traditional
- Parking:** Drive and garage
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre
- 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 D
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/10042025

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 1<sup>st</sup> 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.

 <p>Ground Floor Building 1</p>		
 <p>Ground Floor Building 2</p>		<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1851.95 ft<sup>2</sup></p> <p>172.05 m<sup>2</sup></p>
		<p>(1) Excluding balconies and terraces</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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## Referral Fees

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**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.

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Burton upon Trent | Derby | East Leake | Lichfield  
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