



John German St

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



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 a bove, 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

Our Ref: JGA/10042025

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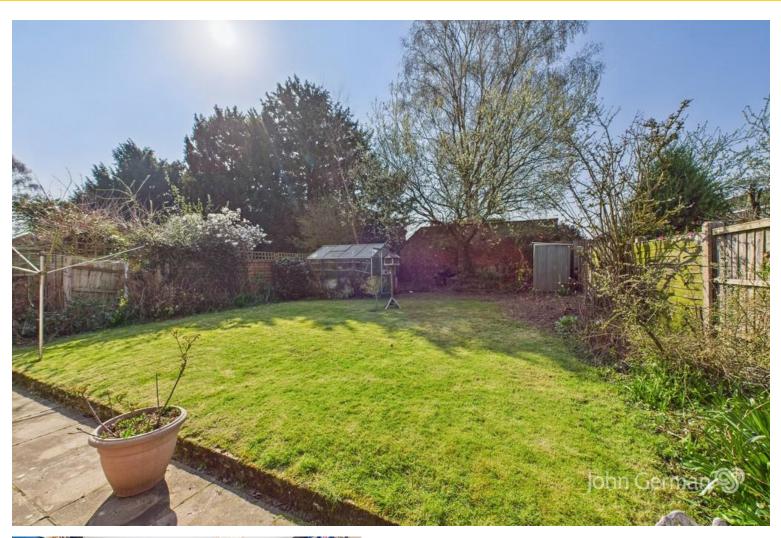








John German 🧐





Agents' Notes
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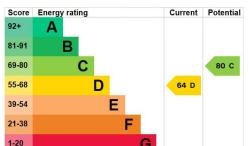
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