

Lightwood Road

Yoxall, Staffordshire, DE13 8QD

John German



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£375,000

This lovely village home has been extended and refitted, with a light and spacious interior ready to move into.

Accommodation includes a lounge with a log burner, dining room, superb kitchen plus utility, four bedrooms, bathroom and shower room, together with a large drive and garage/workshop.



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The property is situated in the sought-after village of Yoxall, popular for its school catchment, together with two village pubs, shop, countryside walks and excellent transport links to Lichfield, Burton and Uttoxeter.

The house is set behind a good size gravel drive and wall. The front entrance door opens into a light hallway with stairs to first floor and doors leading off.

The lounge has views to front, with a log burner creating a cosy feel. This leads through to a good size dining room which opens out to the rear garden.

The kitchen is certainly a highlight of the house, well appointed with plenty of cupboards including a large pantry style cupboard, with an integrated oven and hob. There is a window framing garden views and a second window to the side adding further natural light, plus a door into a useful utility room with additional appliance space and outer door to the side.

The remainder of the garage is ideal as a workshop, for motorbikes, hobby space or just as extra storage. There is a EV charging point in the side of the house.

The first floor landing gives access to the four bedrooms, a luxurious bathroom plus a stunning shower room. The dual aspect master bedroom is a superb light room, bedrooms two and four have views to front and bedroom three has rear garden views. Bedroom four has space for a cabin style bed over the stair bulkhead but is currently used as a home office.

To the rear, the garden has a shaped lawn, a covered pergola creating ideal outdoor entertaining space and side access via gate.

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: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: 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 C

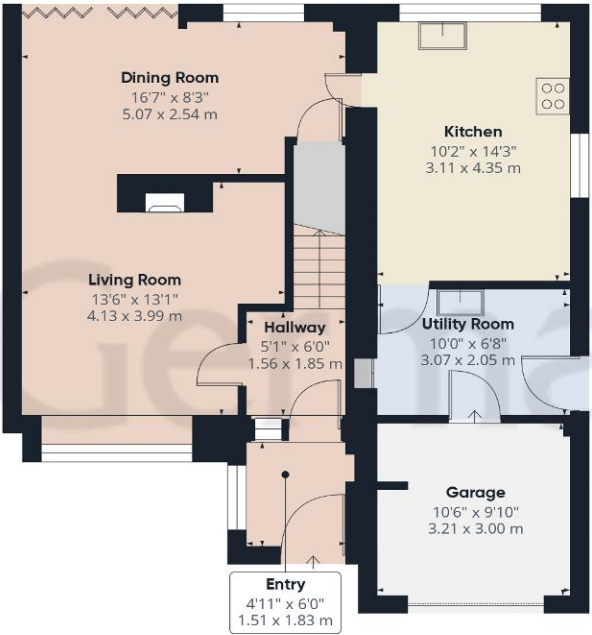
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19112025

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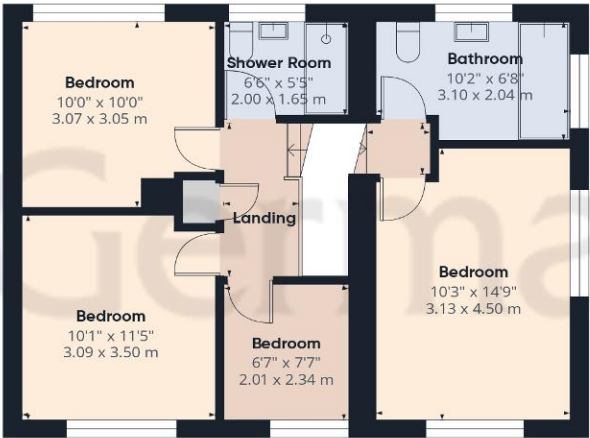




Ground Floor

Approximate total area⁽¹⁾

1269 ft²
117.9 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

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