



20 Lovell Road, Yoxall, DE13 8QA



Offered with no upward chain is this well presented semi detached bungalow occupying a sought after location in the village of Yoxall. The property comprises well proportioned interiors comprising a spacious lounge, fitted kitchen and conservatory/ dining room, having two double bedrooms serviced by a modern shower room. There are neatly tended gardens to both the front and rear and the property also benefits from a single garage and off street parking to the front. The property lends itself to further modernisation as desired, and would make an ideal downsize, investment property or young family home in this sought after village location. The property is serviced by mains gas central heating and double glazed windows.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, shops, Post Office/ general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.

- Semi Detached Bungalow
- Offered with No Upward Chain
- Well Presented Interiors
- Spacious Lounge & Kitchen
- Conservatory/Dining Room
- Two Double Bedrooms
- Modern Shower Room
- Parking & Single Garage
- Well Tended Front & Rear Gardens
- Popular Village Location
- Walking Distance to Amenities
- 'Outstanding' School Catchment

Entrance Hall

Accessed from the side, the front door leads into this spacious L shaped hallway having loft access point and a door into the **Airing Cupboard** housing the wall mounted boiler. Further doors open into:

Lounge 5.43 x 3.32m (approx. 17'9 x 10'10)

A spacious reception room having sliding doors to the rear, recently refitted carpets and a coal effect gas fireplace

Kitchen 3.13 x 2.53m (approx. 10'3 x 8'3)

The kitchen is fitted with a range of wooden wall and base units with complementary worktops over, housing inset one and a half sink with side

drainer and spaces for an oven and fridge. Having tiled floor, tiling to splash backs and a window to the side. Window and door into:

Conservatory 2.96 x 2.75m (approx. 9'8 x 9'0)

An ideal formal dining room, having tiled flooring, a door into the garage and windows overlooking the rear gardens. A door opens out to the paved terrace





Doors from the **Hall** give access off into:

Master Bedroom 3.96 x 3.31m (approx. 12'11 x 10'10)

A good sized double room having bay window to the front aspect, two double and two single fitted wardrobes

Bedroom Two 3.05 x 2.72m (approx. 10'0 x 8'11)
Previously used as a separate dining room but ideal for use as a second bedroom, with window to the front

Bathroom 1.19 x 1.67m (approx. 6'3 x 5'5)
Comprising a white suite having pedestal wash basin,

WC and bathtub with shower over, having tiled flooring, tiling to walls, heated towel rail and an obscured window to the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Outside

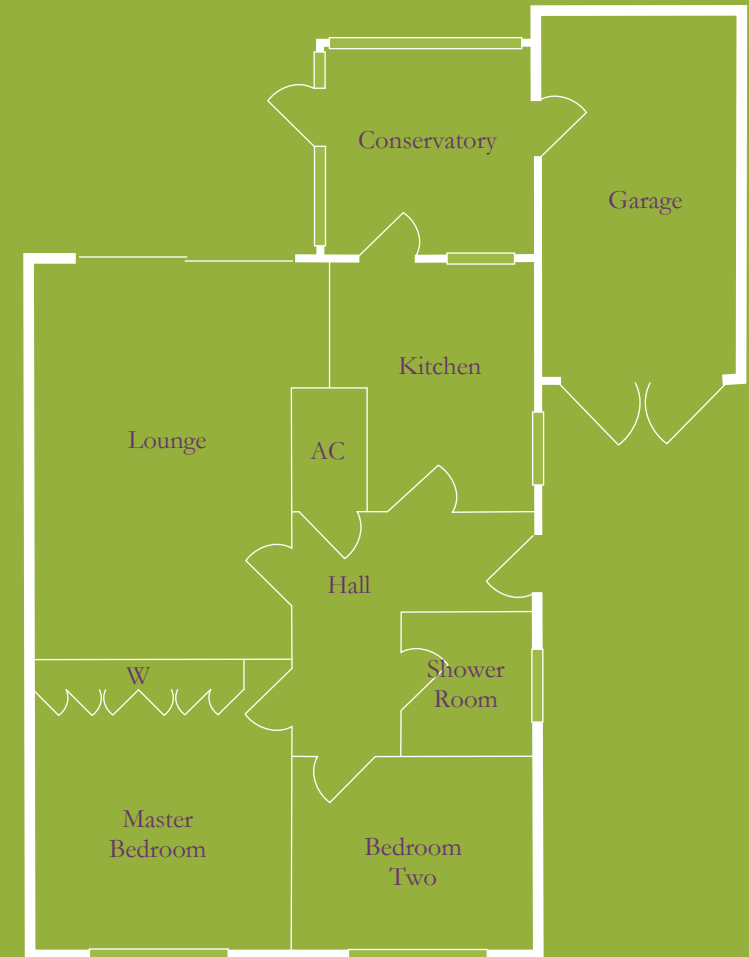
Set back from the road, the property enjoys a low maintenance lawned foregarden with borders to the perimeters. There is off street parking for two to three vehicles and access into:

Garage 5.05 x 2.42m (approx 16'6 x 7'11)
 Having fitted storage, double doors to the front aspect,

power, lighting and a pedestrian door into the **Conservatory**

Gardens

The rear garden is laid mainly to a paved patio next to the house which leads onto a neatly tended lawn. The garden is minimally overlooked, enclosed to all sides and has stocked borders to the edges. A timber garden shed is included in the sale



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.