



9 Sudbury Road, Yoxall, DE13 8NA

Offered with the benefit of no upward chain is this charming detached cottage, having a wealth of character throughout, three bedrooms plus study/dressing room and outside space including ample parking and lawned gardens. Presenting plenty of scope to refurbish as desired, this detached cottage occupies a convenient central village location being just steps from local amenities, an excellent primary school and picturesque surrounding amenities. The interiors comprise briefly dining hall, sitting room, kitchen and cloakroom to the ground floor, with three double bedrooms to the first floor serviced by a study/dressing room and a family bathroom. The plot extends to the front of the cottage, having a lengthy block paved driveway leading to ample parking. A fenced garden offers plenty of scope for landscaping, and the property benefits from 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.

- Detached Character Cottage
- Offered with No Upward Chain
- Potential for Refurbishment
- Two Reception Rooms
- Kitchen & Cloakroom
- Three Bedrooms
- Study/Dressing Room/Bed Four
- Family Bathroom
- Ample Parking
- Lawned Gardens to Front
- 'Outstanding' School Catchment
- Desirable Village Setting
- Well Placed for Commuter Routes & Local Amenities

The front door opens into:

Dining Room 5.31 x 3.5m 17'5 x 11'6)

A spacious welcome to this character cottage, having tiled flooring, a window to the front, exposed beams and a wood burning stove. Doors open into:

Sitting Room 5.61 x 3.66m (approx. 18'5 x 12'0)

Having bow window to the front, further window to the rear, a brickwork fireplace housing an open fire, useful fitted storage cupboard and a wealth of exposed beams



Kitchen 5.36 x 2.31m (approx. 17'7 x 7'7)

A range of shaker style wall, base and full height units having work surfaces over housing inset sink with side drainer, tiled splashbacks, range oven with cooker-hood over and spaces with an American fridge freezer, washing machine and dishwasher. There is a window facing the front aspect and the kitchen has tiled flooring, windows to two sides and a door opening out to the rear

Cloakroom

Having wash basin, WC and tiled walls, with a feature window to the front





Stairs rise to the **First Floor Landing** where there is a window to the rear and doors open into:

Master Bedroom 3.99 x 3.12m (approx. 13'1 x 10'3)
Having window to the front, loft access point and fitted wardrobes

Bedroom Two 4.37 x 3.35m (approx. 14'4 x 11'0)
Having window to the front

Dressing Room/Study 2.34 x 1.98m (approx. 7'8 x 6'6)

A versatile room ideal as a dressing room or home office, having a window to the rear and leading in turn into:

Bedroom Three 3.12 x 2.3m (approx. 10'3 x 7'6)
A third double room having window to the front

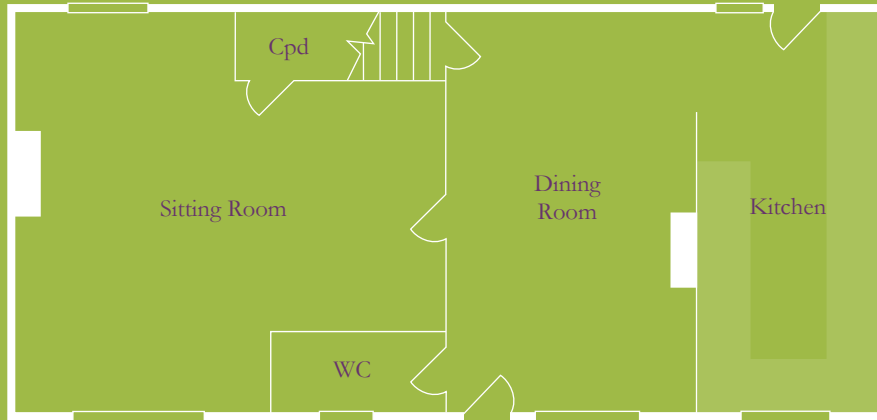


Family Bathroom

Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, a heated towel rail and an obscured window to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





Outside

The home is set back from Sudbury Road beyond a generous block paved driveway providing parking for a number of vehicles. the drive extends to the front of the cottage where gated access opens into:

Gardens

Extending to the front aspect, the garden is laid out to lawns and mature foliage, being fenced to all sides and ideal to landscape as desired

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.