



£260,000

3 Bedroom Semi-Detached House for sale
109 Lightwood Road, Yoxall, Burton-on-Trent



EweMove
SALES AND LETTINGS



Overview

Enquire via our EweMove website to view this deceptively spacious three bedroom semi-detached property in the beautiful village of Yoxall within John Taylor catchment area. Come and take a look.....



Key Features

- Call NOW 24/7 or book instantly online to View
- Spacious Galley Kitchen
- 2 Reception Rooms
- Three Generous Size Bedrooms
- Secluded Rear Garden
- Off Street Parking
- John Taylor Catchment
- Sought After Village Location





On entering the property you are welcomed into the hallway which opens up into a light and airy open plan dining/office area overlooking the front of the property. Through into the hallway there is ample storage space under the stairs and a useful storage cupboard housing the boiler.

A beautifully spacious kitchen beckons you to cook up a storm! With a range of base and eye level units, ample work space as well as space for appliances and room for an American style fridge freezer. A door at the side provides access to the rear garden.

The spacious living room stretches across the back of the property and has sliding patio doors through which you have a wonderful view of the well-established rear garden.

To the first floor the master bedroom sits across the front aspect of the property with two windows which let through the natural light. The main bathroom has a bath with shower over, wash hand basin and wc, and there are two further bedrooms to the rear of the first floor. All three bedrooms are equipped with fitted wardrobes.

The beautiful well established rear garden includes a patio area and a shed for storage.

The front of the property has a block paved driveway providing parking for two cars. The property is not faced by other properties which allows for further on street parking on the opposite side of the road.

Yoxall is a friendly community located in a rural setting in Staffordshire on the edge of the National Forest, with the River Swarbourne meandering through. Yoxall enjoys an excellent village atmosphere. There are 3 well established public houses; The Golden Cup, The Crown and The

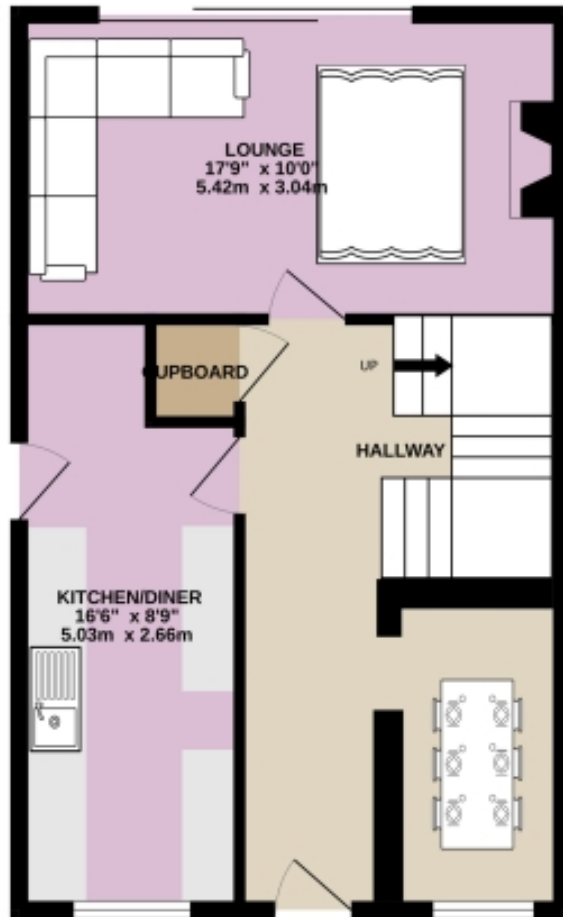


Forresters, and a local convenience store with a Post Office. There is also a reliable bus service to Lichfield, Burton and the villages in between.

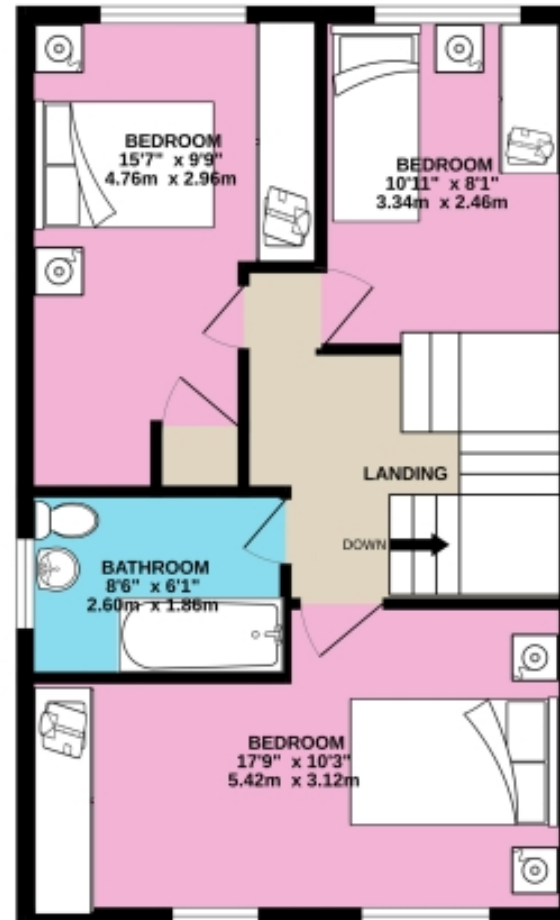
Don't miss this incredible opportunity to make this your new home. Schedule a viewing now to fully appreciate all that this property and its desirable location have to offer.

Floorplans

GROUND FLOOR



1ST FLOOR



Floorplans

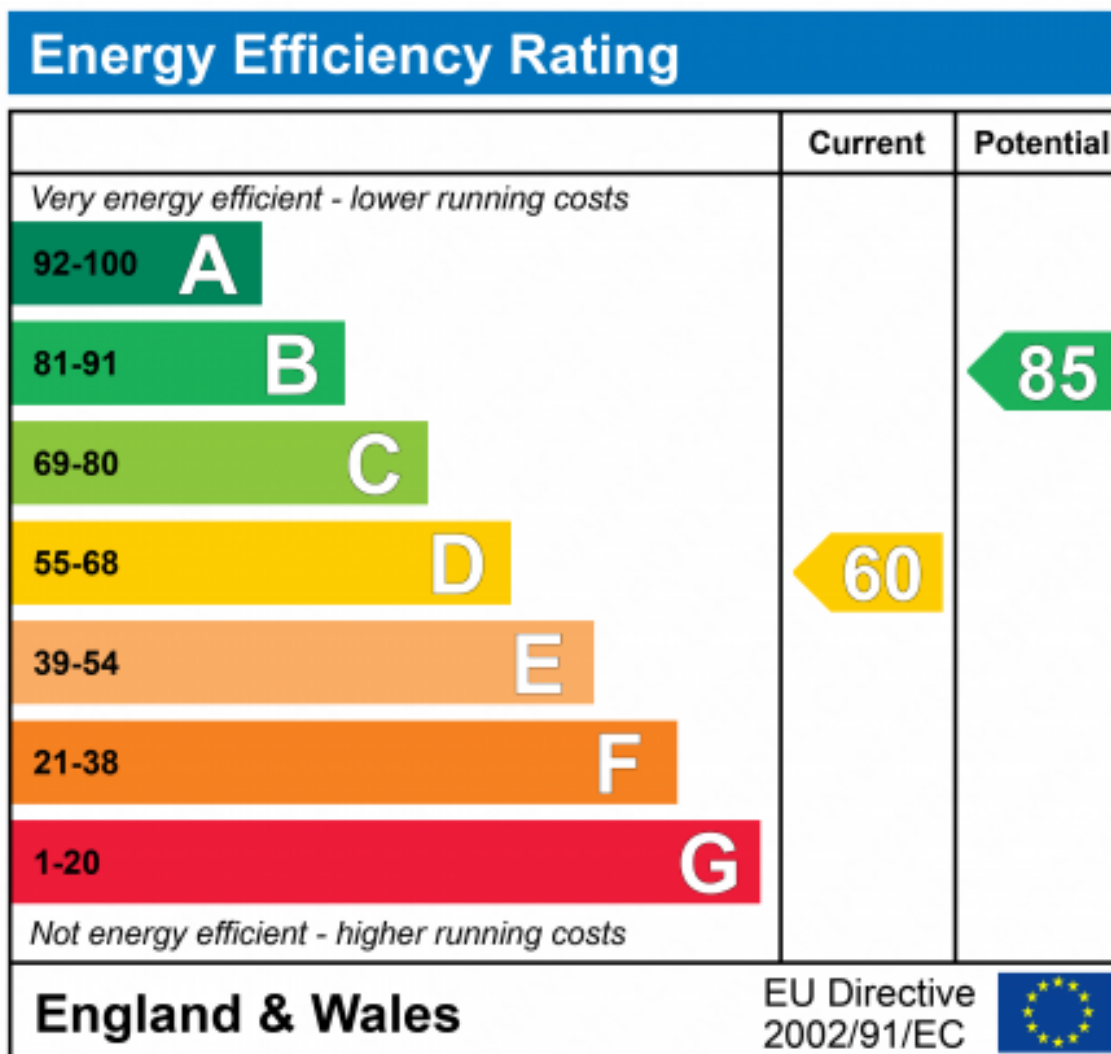
GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Marketed by EweMove Barton-Under-Needwood

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