



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Alwyn Road, Yoxall

£390,000

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A beautifully presented and consistently spacious three bedroom detached bungalow, nestled along a quiet residential road in the highly desirable village of Yoxall, and being cared for meticulously by the current owner for over two decades.

Yoxall is renowned for its charming, picturesque character, nestled amid rolling rural countryside that provides an abundance of peaceful, leafy walks and scenic trails - ideal for nature lovers and enthusiastic ramblers alike. Just a short twenty-minute drive away, along scenic country roads, lies the breathtaking Cannock Chase, an Area of Outstanding Natural Beauty, and the vibrant cathedral city of Lichfield, offering a rich blend of history, culture, and modern amenities. The village also falls within the catchment area for the highly regarded John Taylor High School, making it a desirable location for families seeking both tranquillity and excellent educational opportunities.

The accommodation boasts impressive dimensions and a wealth of natural light flooding in throughout, featuring a substantial living/diner, traditional country-style kitchen, conservatory, three good size bedrooms and a shower room. A brick-paved driveway and lawned garden to the frontage are complimented by a double garage and a private, charming rear garden to make up the property's exterior.

This property excels in just about every department; we must advise booking in a viewing at your earliest convenience.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make-My-Plan 3D.

- Beautiful Three Bedroom Detached Bungalow
- Impeccable Standard Of Presentation Throughout
- Impressive Room Sizes Throughout
- Generous Driveway & Lawned Gardens To Both Front & Rear
- Virtual 360 Degree Tour Available
- Fantastic Range Of Living Space
- Tasteful Traditional-Style Kitchen
- Highly Desirable Village Location
- Double Garage With Natural Partition Creating Two Useable Spaces
- Council Tax Band: D / EPC Rating: TBC

