

HUNTERS®

HERE TO GET *you* THERE



Lightwood Road

Yoxall, Burton-On-Trent, DE13 8QD

£975 Per Month



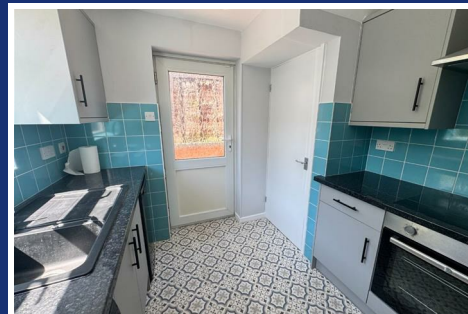
Council Tax: C



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Entrance Hall

accessed via a UPVC double-glazed front door and having a ceiling light point, radiator and stairs to the first floor

Living Room

having a feature fireplace with a wood effect mantle. Ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect. Open access into the

Dining Room

having a ceiling light point, radiator and a UPVC double-glazed door into the rear garden. Door into the

Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Electric oven, induction hob and extractor fan and appliance space for a fridge and a washing machine. Ceiling light point, part tiling to walls, useful pantry cupboard, vinyl flooring, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the side of the property

First Floor Landing

approached via a return flight staircase and having a useful airing cupboard housing the central heating boiler. Ceiling light point, loft access and a UPVC double-glazed window to the side aspect

Bedroom One

having a ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, coving, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled bath with an over head mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road behind a pebbled frontage with a mature hedge boundary. There is a block paved driveway providing off-road parking for several vehicles which leads to the DETACHED SINGLE GARAGE having an up and over door and benefitting from light and power.

the low maintenance rear garden has a paved patio seating area and a further pebbled seating area with well established shrubs and trees. There is a useful outside water tap and a timber pedestrian gate which gives access to the driveway and garage



Road Map



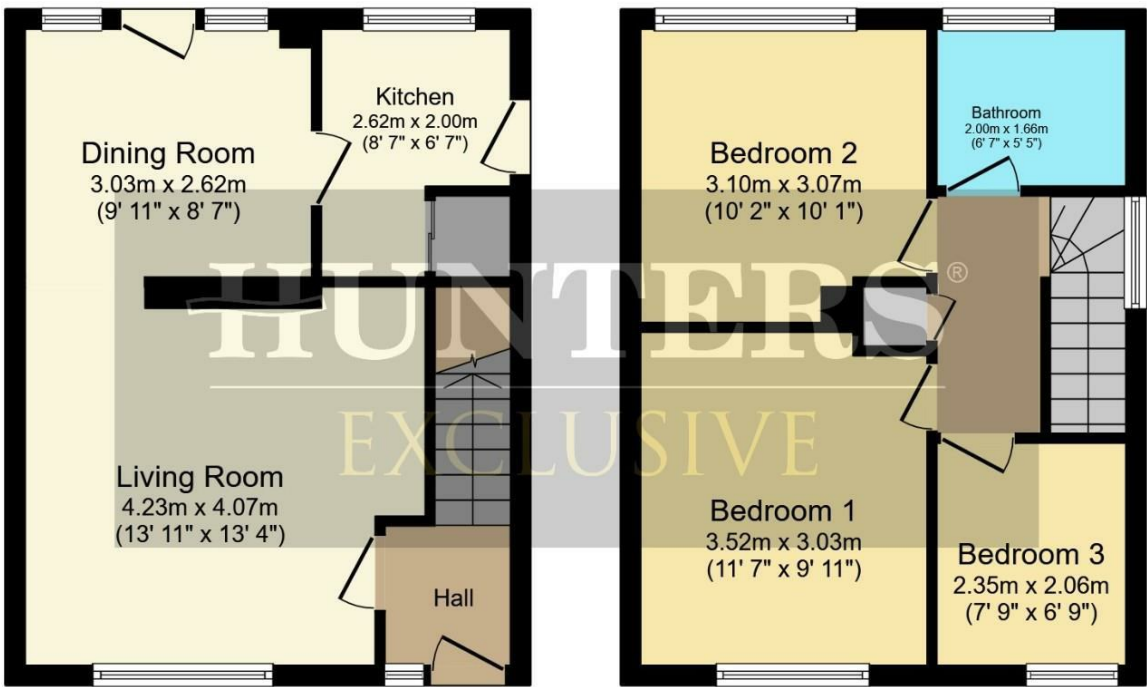
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

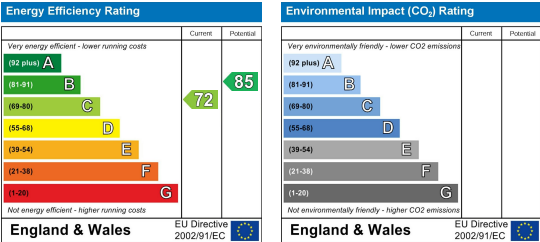
Total floor area 68.9 m² (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Lichfield Lettings Office on 01543 418500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.