

Victoria Street

Yoxall, Burton-on-Trent, DE13 8NG

John 
German





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Offers Over £350,000

Mead Cottage is a charming grade two listed home nestled within the highly sought after village of Yoxall offered to the market with no onward chain.



Mead Cottage is a charming Grade II listed cottage set in the heart of the village of Yoxall. The property boasts a wealth of character features and charm throughout and benefits from the most amazing cottage style garden. The highly sought after village of Yoxall benefits from wonderful countryside surroundings and village amenities, together with a good primary school and outstanding secondary school catchment in John Taylor. The village is also well placed for the nearby cathedral city of Lichfield with excellent train services to London, the neighbouring towns of Burton-on-Trent and Uttoxeter, and the cities of Derby, Nottingham and Birmingham all within easy reach.

Internally the property comprises; An entrance door leads into the dining room with quarry tiled flooring, exposed beams to the ceiling, feature fireplace with alcove shelving, wall light points and a door into the kitchen. A further door opens into the living room with a beautiful wooden floor, exposed beams to the ceiling, feature beams and laths to the walls, window to the front aspect and various wall light points.

The breakfast kitchen has a matching range of wall and base units with fitted worksurfaces over, an integrated Neff double oven with gas hob, space and plumbing for a washing machine, quarry tiled flooring, exposed beams to the ceiling, two windows to the rear aspect plus a door out to the rear garden. There is also a door into the rear hallway with stairs rising to the first floor landing and access into the pantry.

Accessed from the kitchen is a garden room with quarry tiled flooring and windows overlooking the rear garden.

Upstairs there are three well-proportioned bedrooms and the family bathroom.

Outside - To the rear of the property is a delightful cottage garden mainly to lawn with mature trees, patio seating areas, a variety of plants and shrubs, a pond and paved pathways.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

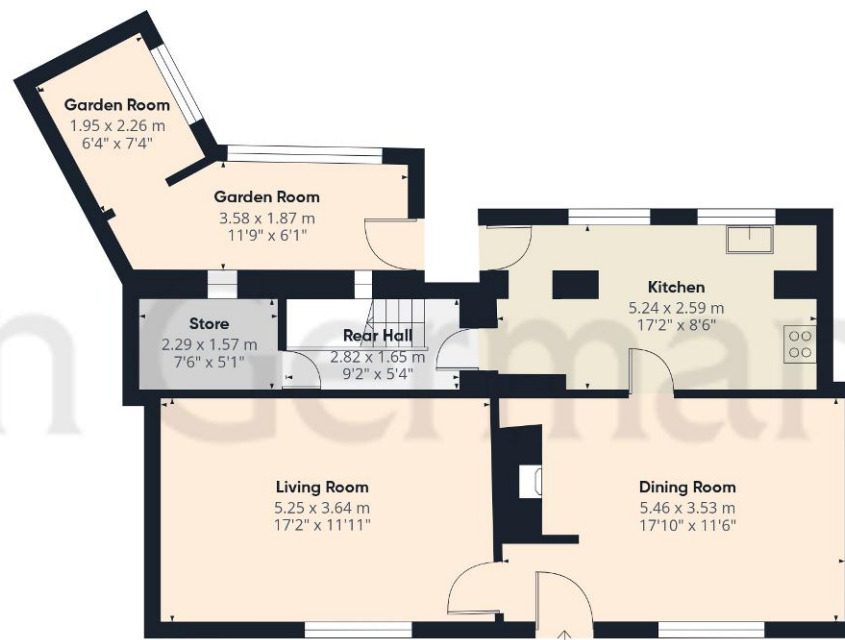
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20072026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

Approximate total area⁽¹⁾

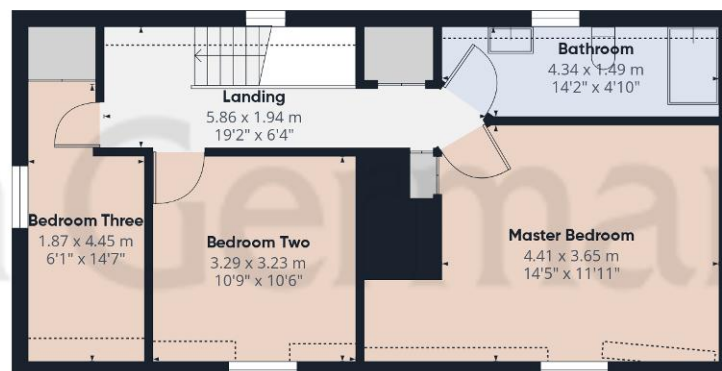
121.5 m²

1308 ft²

Reduced headroom

3.4 m²

37 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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