

Lightwood Road

Yoxall, Burton-on-Trent, DE13 8QE

John German



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£375,000



Ideal for a family is this detached four bedroom home in the pretty & sought after village of Yoxall with countryside surroundings, excellent school catchment, village shop & pub featuring two reception rooms, fitted kitchen, four bedrooms, bathroom, drive, garage & gardens.

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Yoxall is a lovely Staffordshire village popular for its primary school and John Taylor Catchment, with a village shop and pub. It is also well placed with plenty of countryside walks to enjoy and in easy reach of Lichfield, Barton under Needwood, Uttoxeter and Burton on Trent.

Set behind a drive with the front door opening into the porch which then leads to a hall and in turn to the spacious dining room with a useful storage cupboard and doors leading off. The lounge is at the rear of the house with a fireplace and French doors opening out to the garden.

The kitchen is fitted with a range of units, both the hob and double oven are integrated in addition to space for more appliances and a window framing views over the garden.

There is a guest WC and a useful internal door into the garage where there is plumbing for a washing machine.

The landing has doors leading off to four bedrooms making it ideal for families with all four sharing a well appointed bathroom. The master bedroom is a highlight, a very good size bedroom with fitted storage and views to front.

To the rear is a beautifully maintained garden having a paved patio, shaped lawn with path surrounded by planted display borders and a feature pond. Gated side access leads to the front.

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

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

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 E

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

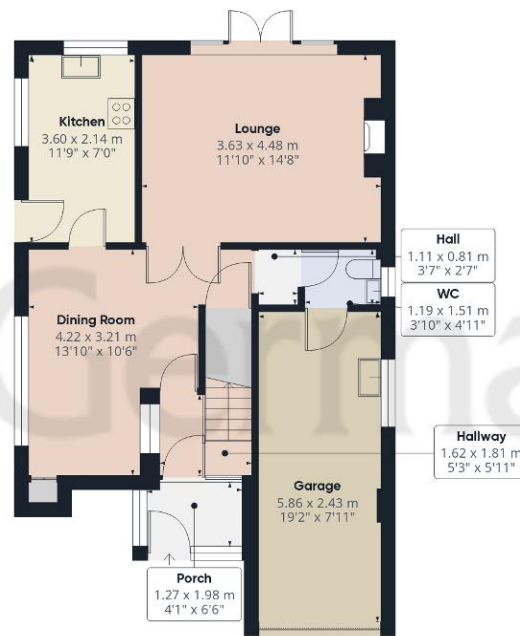
Our Ref: JGA/24072026

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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.





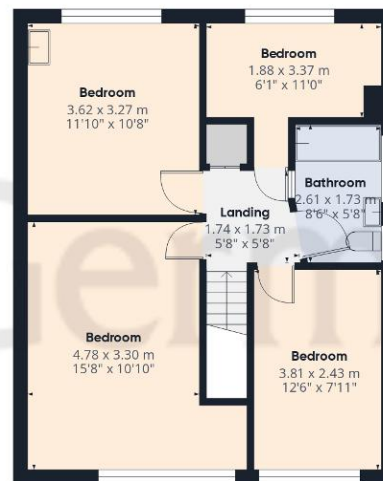


Ground Floor

Approximate total area⁽¹⁾

115.7 m²

1243 ft²



Floor 1

(1) Excluding balconies and terraces

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

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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.

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



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Burton upon Trent | Derby | East Leake | Lichfield
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