

# Sudbury Road

Yoxall, Burton-on-Trent, DE13 8NA

John German





# Sudbury Road

Yoxall, Burton-on-Trent, DE13 8NA

Guide Price £425,000

This well-presented two-bedroom detached bungalow is situated in the desirable village of Yoxall and is offered for sale with vacant possession and no upward chain, making it an ideal purchase for those seeking a smooth and straightforward move. The property has also been re-wired and refurbished throughout the current ownership, offering buyers added peace of mind.

The property is entered via a spacious central hallway, creating a welcoming feel and providing access to all principal rooms. To the front left of the home is a generous living room, offering a bright and comfortable space to relax. Leading off this is an additional reception room, a versatile area ideal for use as a family room, home office, or hobby space. To the front right of the property, a generously sized dining room sits partly open plan to the kitchen, creating a sociable and practical layout perfect for everyday living and entertaining. The kitchen is fitted predominantly with base units, complemented by a selection of wall units, and includes a cooker, hob, and extractor fan, along with space for an undercounter appliance. Leading off the kitchen is a useful utility room, providing space for a washer/dryer and housing the boiler. From here, there is also access to the loft, offering useful storage and potential for further development subject to the necessary planning permissions. Both bedrooms are well-proportioned doubles. The principal bedroom benefits from an en-suite comprising a bath, WC, and hand wash basin. The second bedroom also offers generous space and enjoys direct access to the rear garden. A centrally located family bathroom serves the property and comprises a shower cubicle, WC, and hand wash basin.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for up to three vehicles, alongside a small lawned area and a low brick wall boundary. The rear garden has been designed with ease of maintenance in mind, featuring patio sections and a predominantly pebbled layout, along with a raised concrete border-ideal for planting and particularly suited to those seeking a low-maintenance outdoor space. A lean-to runs along the side of the property, providing covered access from front to rear and connecting to a useful outbuilding, perfect for additional storage.

Yoxall is a highly regarded village offering a strong sense of community alongside a range of everyday amenities, including a village shop, post office, health centre and well-regarded primary school. The village also benefits from popular pubs and a village hall hosting regular events and activities. Surrounded by picturesque Staffordshire countryside, there are excellent opportunities for walking and outdoor pursuits, while nearby towns such as Burton upon Trent and Lichfield provide a wider range of shopping, dining and transport links, including rail connections to Birmingham and beyond.

**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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26032026

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.







**Approximate total area<sup>(1)</sup>**  
1106 ft<sup>2</sup>  
102.7 m<sup>2</sup>

(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.

GIRAFFE360





### 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.

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.

### 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.

AWAITING EPC MEDIA



### John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire,  
DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



