

St. Peters Way
Yoxall, Burton-on-Trent, DE13 8NY

John
German



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£525,000

An executive detached family home offering a landscaped garden with countryside views situated in the ever popular village of Yoxall.



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This impressive detached family home is located on St. Peters Way in Yoxall, a popular development located on the outskirts of the village built by the well regarded developers Lioncourt Homes in 2017. The picturesque village of Yoxall is approximately 7 miles from Lichfield and 8 miles from Burton on Trent, and is convenient for the A38, A515, A50 and M6 Toll. The village has traditional pubs, a primary school, health centre and a general store and is surrounded by attractive Staffordshire countryside.

The family home boasts an impressive hallway and landing, creating an immediate sense of space as you enter. The home features four spacious double bedrooms, including a master bedroom with a stylish three-piece en-suite.

The heart of the home is the impressive open plan large kitchen/diner, fully fitted with modern appliances, with a modern style of flooring, spotlights to the ceiling and two ceiling light points, offering a fantastic space for family meals and entertaining.

The generous living room features a charming bay window, creating a light and airy atmosphere, while the private rear garden enjoys panoramic views over the surrounding fields, making it an idyllic outdoor space.

Completing the ground floor is a guest cloakroom and upstairs there are four generously sized double bedrooms, a master bedroom with an impressive en-suite and the modern family bathroom.

To the front of the property is a block-paved driveway and lawned garden along with access into the single garage with up and over door. To the rear of the home is the landscaped rear garden perfect for entertaining family and friends along with delightful countryside views to the rear.

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

Please note: The property has NHBC warranty remaining until 2027. 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: Mains 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 F

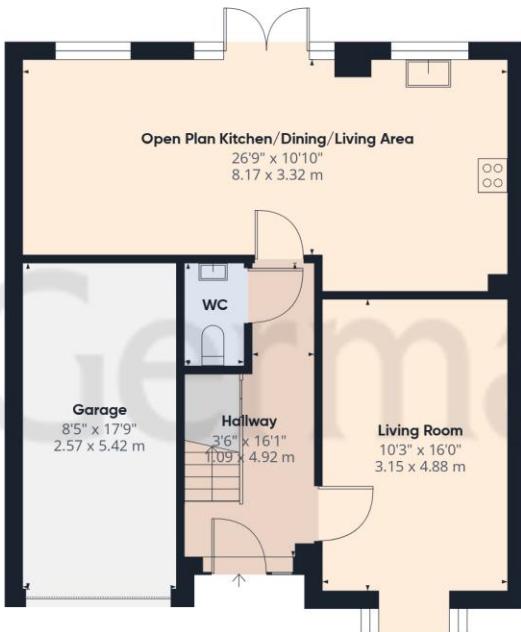
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05022026

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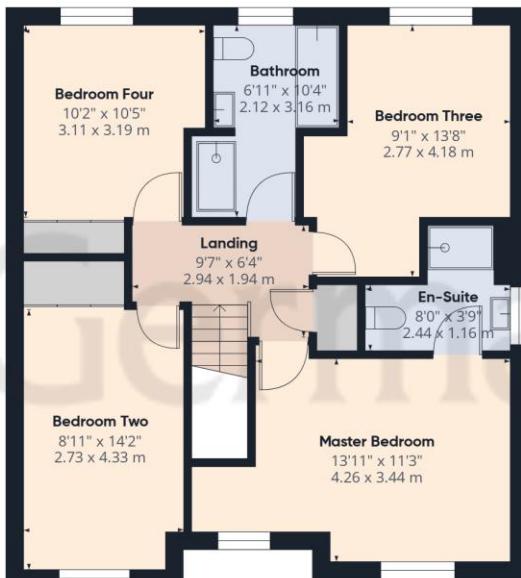


Ground Floor

Approximate total area⁽¹⁾

1471 ft²

136.6 m²



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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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

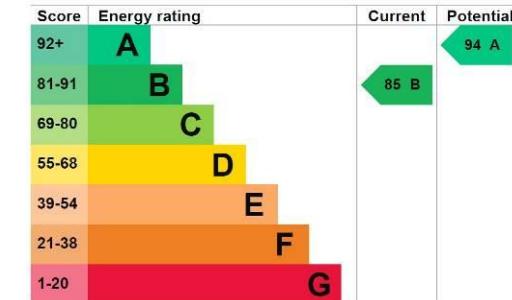
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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