



33 Alexandra Drive, Yoxall, Staffordshire, DE13 8PL



Enjoying a desirable address within this popular rural village is this executive detached home, offering beautifully presented family interiors, four bedrooms and excellent outside space including a south facing garden and a detached double garage. Having upgraded over time and maintained to a superb standard, this double fronted detached home enjoys a peaceful setting close to nearby amenities, as well as being within an 'Outstanding' school catchment area.

The central reception hall opens into two of the three reception rooms and the modern kitchen, which opens in turn to the utility room, cloakroom and dining room, with a conservatory overlooking the well tended south facing rear garden. To the first floor are four well proportioned bedrooms, three of which benefit from fitted wardrobes, being serviced by two en suites and a family bathroom. The property lies towards the end of this peaceful cul de sac, where there is private parking and access into the double garage. The rear garden enjoys a sunny southerly aspect, and the generous frontage is laid to a private driveway with parking for a number of vehicles as well as a detached double garage. This attractive property is serviced by mains gas central heating and double glazed windows.

- Executive Detached Family Home
- Well Presented & Refurbished Interiors
- Three Reception Rooms & Conservatory
- Four Good Sized Bedrooms
- Well Tended South Facing Garden
- Established South Facing Plot on Popular Cul de Sac
- Desirable Location - 'Outstanding' Schools
- Modern Kitchen, Utility & Cloakroom
- Two En Suites & Family Bathroom
- Detached Double Garage & Ample Parking



The charming and sought after Staffordshire village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter’s church and two pubs, all within a few minutes’ walk from the property. On the rural borders of Yoxall are an award winning butchers, a cafe and a bakery, with Hoar Cross Hall Day Spa and the Deer Park Farmshop and Café both being within a few minutes’ drive. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted ‘Outstanding’ rating. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.

Study/Playroom 2.44 x 2.2m (8'0" x 7'2")

Lounge 5.6 x 3.11m (18'4" x 10'2")

Conservatory 3.53 x 2.55m (11'6" x 8'4")

Dining Room 3.43 x 2.62m (11'3" x 8'7")

Kitchen 3.65 x 2.36m (11'11" x 7'8")

Utility 2.57 x 1.7m (8'5" x 5'6")

Master Suite 3.36 x 3.1m (11'0" x 10'2")

En Suite 1.73 x 1.6m (5'8" x 5'2")

Bedroom Two 3.33 x 2.66m (10'11" x 8'8")

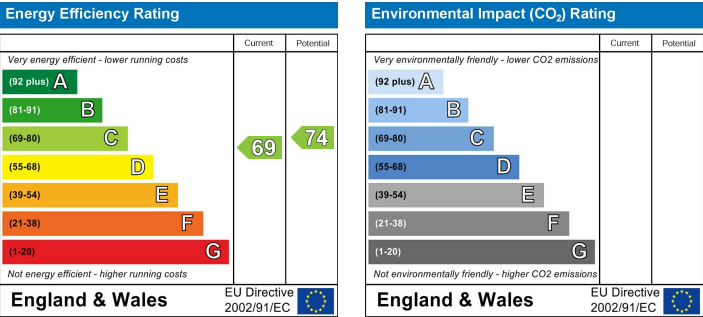
En Suite 1.96 x 1.46m (6'5" x 4'9")

Bedroom Three 2.55 x 2.47m (8'4" x 8'1")

Bedroom Four 2.96 x 2.03m (9'8" x 6'7")

Family Bathroom 2.53 x 1.52m (8'3" x 4'11")

Double Garage 5.3 x 5.2m (17'4" x 17'0")





General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.