



43 Hollys Road, Yoxall, Staffordshire, DE13 8PZ



Offered with the benefit of no upward chain is this deceptively spacious link-detached family home, enjoying a peaceful cul de sac setting and superb potential to upgrade/remodel as desired. Enjoying a pleasant open outlook to the front, the property benefits from a sunny south facing rear garden and generously proportioned interiors, including a spacious lounge with traditional fireplace, an open plan dining kitchen and a good sized hallway. The wrap around landing leads into three spacious bedrooms and a family bathroom, with the two double bedrooms also each having a fitted wardrobe. To the front, there is parking to a gravel driveway and a car port leads to a useful gated garden store which leads in turn into the rear garden. The garden faces south and offers excellent potential to landscape as desired, and the property enjoys attractive open views to the front down the cul de sac and towards open fields on the borders of Yoxall. The property is serviced by mains gas central heating and double glazed windows.

- Detached Village Home
- Peaceful Cul de Sac Setting & Views to Front
- Spacious Lounge with Feature Fireplace
- Three Good Sized Bedrooms & Family Bathroom
- Car Port, Parking & Garden Store
- Offered with No Upward Chain
- Entrance Hall with Cloaks Storage
- Modern Dining Kitchen
- South Facing Rear Garden
- 'Outstanding' School Catchment



The property lies on the rural borders of Yoxall, a charming and popular village having an excellent range of amenities including a health centre, a Post Office/general store, a church and two pubs, as well as having a butchers, bakery, greengrocers and gift shop on the village outskirts. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted ‘Outstanding’ rating, and the John Taylor Free School also lies within a short drive. 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. With rolling countryside on the property’s doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA’s St George’s Park all being within a few minutes’ drive.

Lounge 5.24 x 3.67m (17'2" x 12'0" )

Dining Kitchen 5.26 x 4.4, 2.44m (17'3" x 14'5", 8'0" )

Landing 2.7 x 1.85m (8'10" x 6'0" )

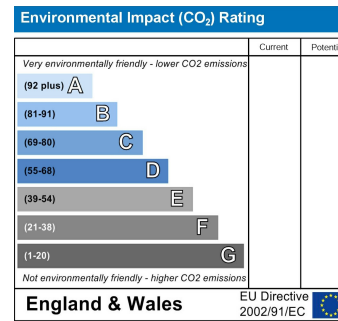
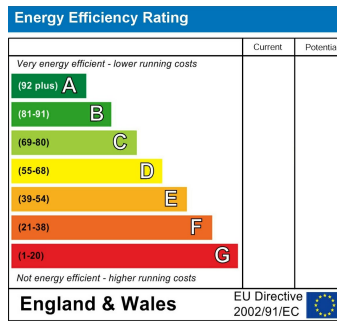
Master Bedroom 3.54 x 3.34m (11'7" x 10'11" )

Bedroom Two 3.71 x 2.93m (12'2" x 9'7" )

Bedroom Three 2.8 x 2.27m (9'2" x 7'5" )

Bathroom 2.57 x 1.82m (8'5" x 5'11" )

Garden Store 2.44 x 1.8m (8'0" x 5'10" )





**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.