

Lovell Road

Yoxall, Burton-on-Trent, DE13 8QA

John German 



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£300,000

A superbly presented and extended semi-detached bungalow nestled within the highly desirable village of Yoxall, offered to the market with no onward chain.



This extended three-bedroom semi-detached bungalow is situated within the highly sought-after Staffordshire village of Yoxall, with wonderful countryside surroundings and village amenities, together with a good primary school and outstanding secondary school catchment in John Taylor. The village is also well placed for the nearby cathedral city of Lichfield with excellent train services to London, the neighbouring towns of Burton-on-Trent and Uttoxeter, and the cities of Derby, Nottingham and Birmingham all within easy reach.

A double-glazed entrance door gives access to a further glazed door opening into the 'L' shaped entrance hall with useful built-in cupboard, access to the roof space and doors leading off to the principal rooms. There is a well-proportioned lounge/dining room with double glazed French doors opening onto the patio and rear garden, lamintae wooden effect flooring and two ceiling light points. Across the hall, there is a sliding door to the re-fitted shower room having a corner shower enclosure, wash basin and WC set into a vanity unit, chrome style heated towel rail and window to the side aspect. Along the hall are two double bedrooms with windows to the front aspect, carpeted flooring and the larger of the two bedrooms has a range of built-in wardrobes. The well-equipped kitchen features a comprehensive range of base and wall cabinets, fitted hob and oven, dishwasher, sink unit with mixer tap, plumbing for a washing machine and a window to the side. Off the kitchen, a door leads through to the rear lobby which has a door to the outside, a door to the wet room with shower, wash basin and WC, and a sliding door to the versatile bedroom three/sitting room which has a window to the side aspect, Velux skylight, and double glazed French doors opening onto the rear garden.

Outside, the property sits on a generous plot with a large block-pave driveway to the front and side of the bungalow providing ample off-road parking for various vehicles, leading to the attached garage with twin timber doors. Tre garage has been divided to create a small store area to the front and to the rear of the garage is a utility/store area with a wall mounted gas-fired boiler and glazed door to the rear. The rear garden is attractively landscaped with paved walkways and a ramp. There is a variety of shrubs and trees, and a summerhouse. The garden can be accessed from the lounge/dining room, rear lobby and third bedroom/sitting room.

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/>

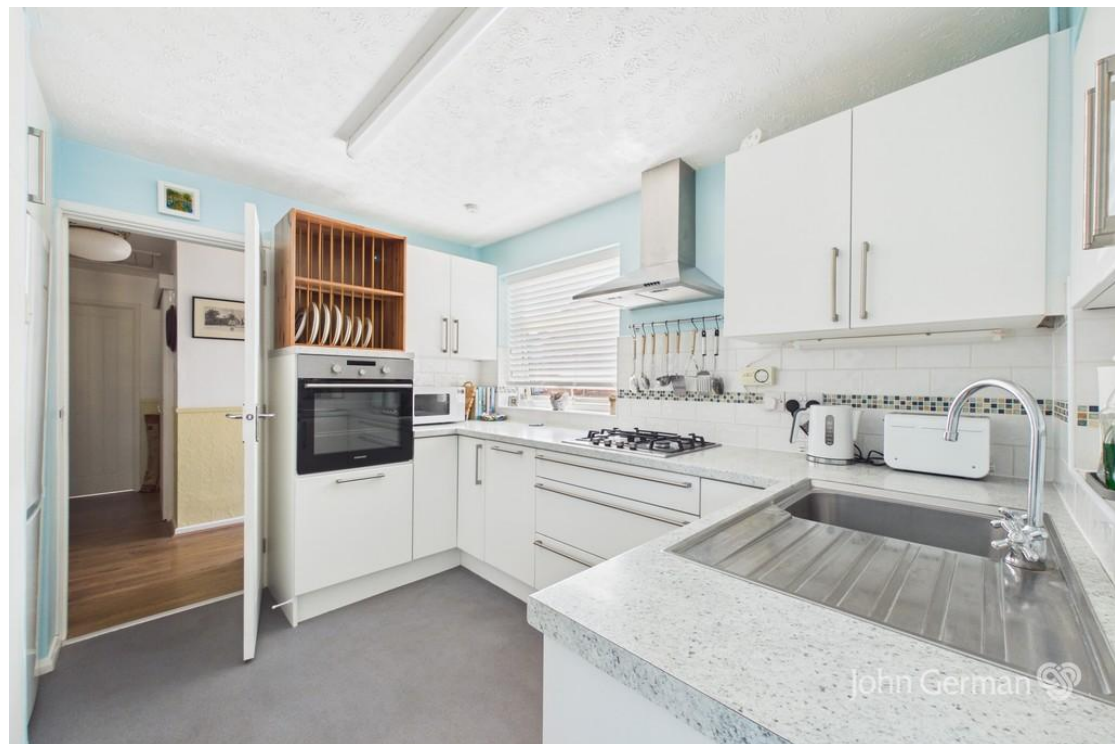
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

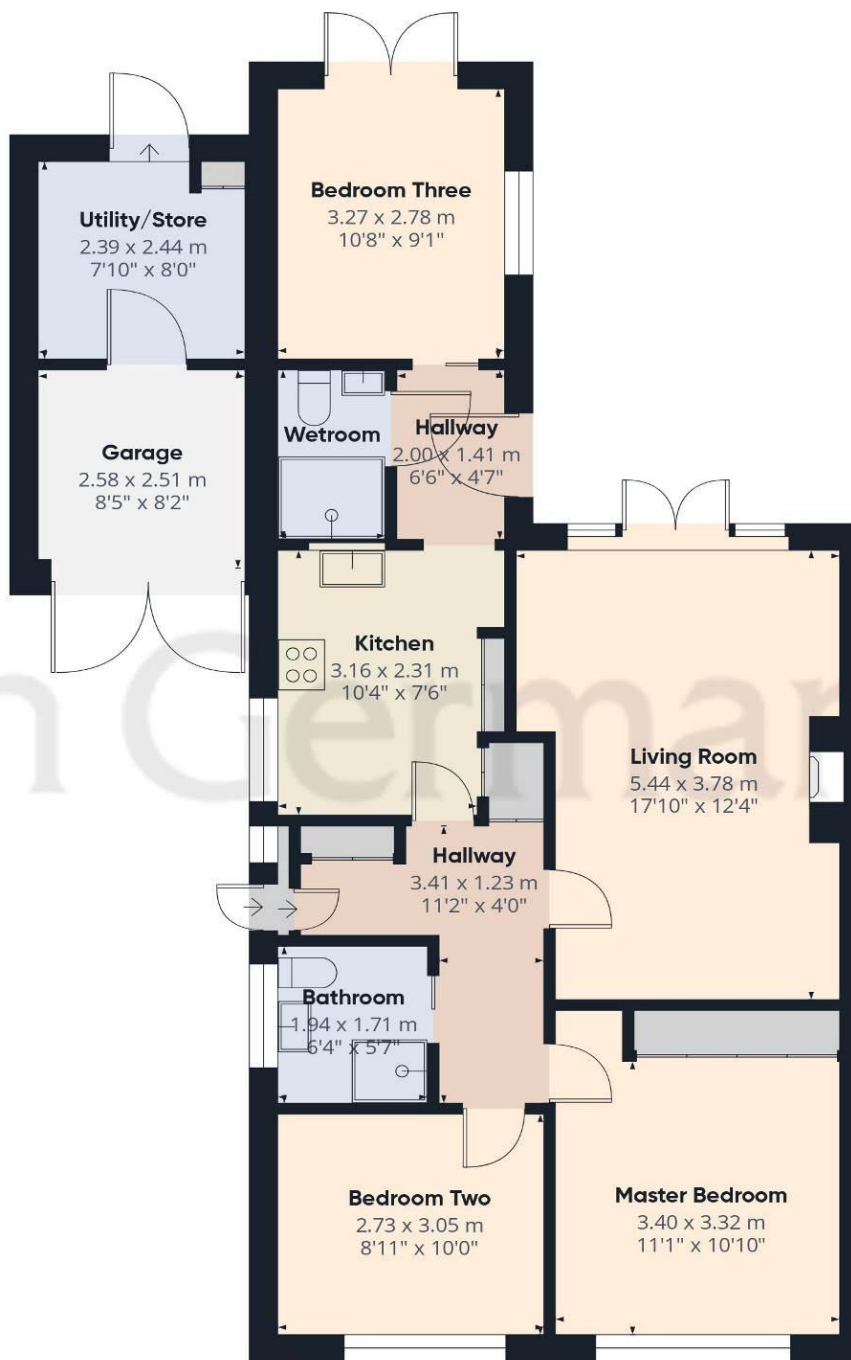
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30062026

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Approximate total area⁽¹⁾

87.1 m²

936 ft²

(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.

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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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