



24 Churchfields, Yoxall, DE13 8PU



Enjoying a pleasant open outlook and a peaceful location is this beautifully presented semi detached bungalow, offering attractive modernised interiors, two bedrooms and a secluded garden plot. Being within minutes' walk of the village centre and its excellent array of amenities, this attractive bungalow is an ideal downsize or first time buy and has been thoroughly refurbished in recent years to include new windows, a refitted kitchen and bathroom, new doors and a rubberised roof to the garage and replaced guttering and fascias.

To the side of the property, double gates open into a courtyard where there is access into both the entrance hall and kitchen, with a spacious reception room providing versatile living and dining areas. Two bedrooms are serviced by a modern shower room. Outside, there is ample parking to the front aspect as well as a detached single garage, and a well tended garden is set to the rear aspect, being a secluded space to enjoy the peaceful village setting. The bungalow is serviced by mains gas central heating and double glazed windows.

The property lies on the rural borders of Yoxall, a charming and popular village having an excellent range of amenities within walking distance 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. There is also a regular bus route that runs through the village. With rolling countryside on the property's doorstep, there are 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 within a few minutes' drive.



- Semi Detached Bungalow
- Quiet Cul de Sac Location
- Attractive Open Outlook to Front
- Beautifully Presented & Modern Interiors
- Spacious Living & Dining Room
- Refitted Kitchen & Entrance Hall
- Two Bedrooms
- Modern Shower Room
- Gated Driveway, Detached Single Garage & Parking
- Secluded Landscaped Garden
- Desirable Village Location
- Well Placed for Amenities & Public Transport Links

Double gates open to the side of the bungalow, where a tarmac drive leads up to the garage. A recently replaced entrance door opens into the kitchen, and a further composite door leads into the:

Entrance Hall

With loft access point and doors opening into the bedrooms, shower room and:

Open Plan Living & Dining Room 5.34 x 3.57m (approx. 17'6 x 11'8)

A spacious and versatile reception room having a replaced bay window to the front enjoying a pleasant open outlook over a communal green. There is a useful fitted storage cupboard and a door leads into:

Refitted Kitchen 3.13 x 2.42m (approx. 10'3 x 7'11)

Comprising a range of modern wall and base units housing an inset one and a half sink with side drainer, integral electric oven with gas hob over and extractor above, and spaces for a fridge freezer and washing machine. A replaced window to the front overlooks pleasant open space, and the kitchen has tiled flooring and a composite door opening out to the side





From the **Entrance Hall**, doors open into:

Master Bedroom 3.51 x 2.93m (approx. 11'6 x 9'7)

A spacious double room having window to the rear

Bedroom Two 3.04 x 2.12m (approx. 9'11 x 6'11)

A good sized second bedroom having a window to the rear

Shower Room 2.38 x 2.07m (approx. 7'9 x 6'9)

Comprising a traditional suite having wash basin set to vanity unit, WC and double shower, with a heated towel rail, tiled splash backs and an obscured window to the side

Outside

The property sits on a secluded cul de sac just minutes' walk from the heart of Yoxall. To the front there is parking to a private tarmac drive and a well tended garden. A gated drive extends to the side where there is access into the hall, kitchen and:

Detached Garage 4.93 x 2.39m (approx. 16'2 x 7'9)

With double entrance doors to the front, a window

to the side, power and lighting

Rear Garden

Enjoying an excellent degree of privacy, the well maintained garden is laid to lawns, a paved terrace and raised borders. A garden shed is included in the sale, and there is exterior lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
11-38	F		
-20	G		

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