



43 Hollys Road, Yoxall, 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.

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.



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

Entrance Hall

Accessed from the side of the property, the front door with full height side panel opens into the hallway, having tiled flooring, a fitted cloaks cupboard and doors opening into:

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

A generous reception room having full height windows to the front aspect and an attractive

period fireplace set to stone mantelpiece. A door leads into:

Dining Kitchen 5.26 x 4.4, 2.44m (approx. 17'2 x 14'5, 7'11)

Having been remodelled into an open plan family space with tiled flooring, double doors opening out to the rear garden and stairs rising to the first floor. A modern kitchen is fitted with gloss wall and base units housing an inset sink with side drainer, spaces for a washing machine and fridge freezer and an integrated oven with electric hob over, and a window faces the rear aspect





Stairs rise to the first floor **Landing** 2.7 x 1.85m (approx. 8'9 x 6'0), having access to the loft, an obscured window to the side and a fitted **Airing Cupboard** housing the boiler. Doors open into:

Master Bedroom 3.54 x 3.34m (approx. 11'6 x 10'11)
A spacious double room having a window to the rear and a large fitted wardrobe

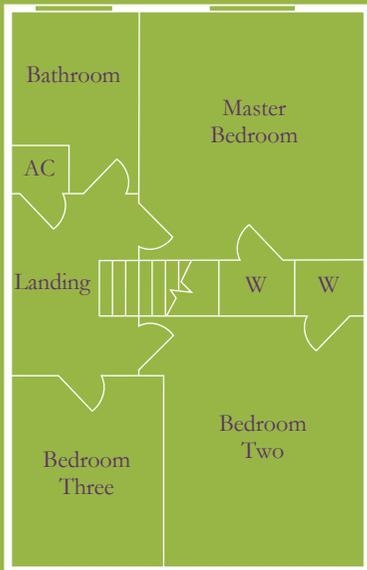
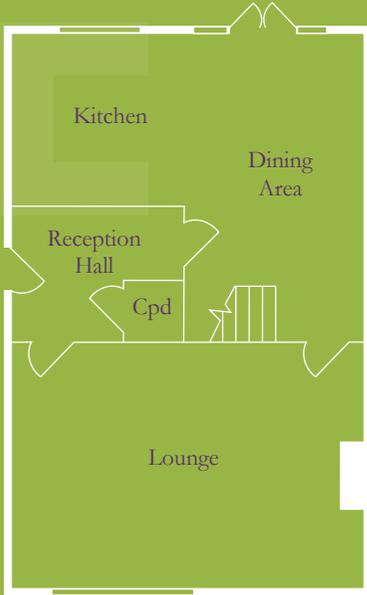
Bedroom Two 3.71 x 2.93m (approx. 12'2 x 9'7)
Another double room having a window to the front with a pleasant outlook down the lane and towards open countryside

Bedroom Three 2.8 x 2.27m (approx. 9'5 x 7'5)
A good sized third bedroom having a window to the front with views towards the village Church

Family Bathroom 2.57 x 1.82m (approx. 8'5 x 5'11)
A modern suite having wash basin set to vanity unit, WC and a walk in double shower, with tiled walls, tiled flooring, a heated towel rail and an obscured window to the rear

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Outside

A gravel driveway to the front provides parking for two vehicles, and there are well tended lawned garden providing potential to extend the parking area if required. A **Car Port** leads to both the front door and to a **Garden Store** 2.44 x 1.8m (approx. 8'0 x 5'0), which has lighting and a door opening in turn into the rear garden

South Facing Garden

The rear garden is laid to low maintenance paving and gravelled areas. There is exterior lighting and a water point and the garden shed which is included in the sale



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