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**Churchfields | Burton-on-trent | DE13 8PU**

**Offers In The Region Of £450,000**

 **Webbs**  
estate agents

## Summary

\*\* SOUGHT AFTER LOCATION \*\* LINK DETACHED BUNGALOW \*\* FINISHED TO A HIGH STANDARD THROUGHOUT \*\* TWO BEDROOMS \*\* MODERN FITTED KITCHEN \*\* DINING ROOM \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* DOUBLE GARAGE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented two-bedroom link-detached bungalow, occupying a highly desirable position within the sought-after village of Yoxall. Finished to an excellent standard throughout, this impressive home combines modern styling with practical living space, making it an ideal choice for a range of buyers.

Yoxall is a well-regarded South Staffordshire village, offering a peaceful semi-rural lifestyle while remaining conveniently placed for Burton-on-Trent, Lichfield and surrounding commuter routes. The village itself benefits from a strong community feel along with local amenities, scenic countryside walks and good transport links, making it particularly appealing to those seeking a balance between village life and accessibility.

## Key Features

- SOUGHT AFTER LOCATION
- FINISHED TO A HIGH STANDARD THROUGHOUT
- MODERN FITTED KITCHEN
- DOUBLE GARAGE
- CONSERVATORY
- LINK DETACHED BUNGALOW
- TWO BEDROOMS
- BATHROOM
- TWO RECEPTION ROOMS
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

11'7" x 17'4" (3.54 x 5.30)

### Dining Room

7'11" x 10'2" (2.43 x 3.10)

### Conservatory

10'6" x 6'7" (3.21 x 2.03)

### Kitchen

14'10" x 11'8" (4.54 x 3.56)

### Utility Room

7'3" x 11'10" (2.22 x 3.61)

### Storage Room

9'6" x 13'9" (2.90 x 4.20)

### Garage

17'7" x 10'4" (5.36 x 3.16)

### Bedroom 1

19'9" x 11'5" (6.03 x 3.49)

### Bedroom 2

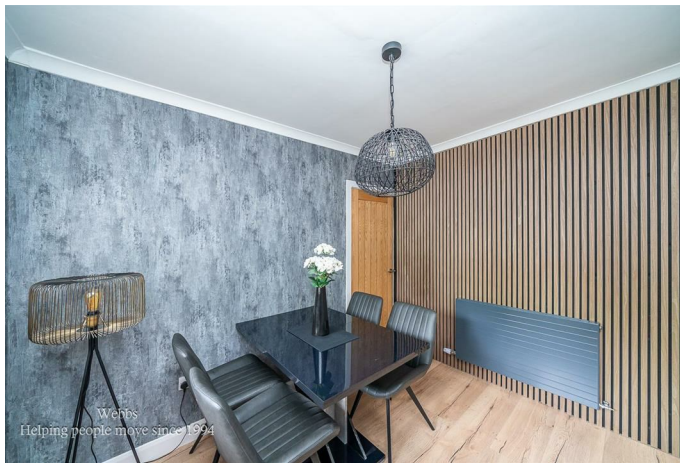
10'6" x 9'9" (3.21 x 2.99)

### Bathroom

5'10" x 6'11" (1.80 x 2.11)

### PREMIUM CONVEYANCING (C)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

