



29 Hollys Road, Yoxall, DE13 8PZ



Offered with the benefit of no upward chain is this attractive link detached bungalow, offering well maintained interiors, two bedrooms and a secluded and mature south facing garden plot. Being within minutes' walk of the village centre and its excellent array of amenities, this bungalow has been well maintained throughout and offers an ideal downsize or first time buy, alongside owned Solar Panels and excellent potential to remodel/refit as desired.

To the side of the property, a car port leads to the UPVC front door, opening in turn into the entrance hall and kitchen. A spacious reception room provides versatile living and dining areas, and two bedrooms are serviced by a family bathroom. Outside, there is parking to the front aspect as well as access into the single garage, and a well tended south facing garden is set to the rear aspect, extending to a generous size and being a secluded space to enjoy the peaceful village setting. The bungalow is serviced by mains gas central heating and double glazed windows.

- Link Detached Bungalow
- Peaceful & Desirable Village Location
- Offered with No Upward Chain
- Well Maintained Interiors & Solar Panels included
- Spacious Living & Dining Room
- Kitchen & Entrance Hall
- Two Bedrooms
- Family Bathroom
- Secluded South Facing Garden
- Parking, Car Port & Single Garage
- Double Glazed & Mains Gas Central Heating
- Ideal Downsize/First Time Buy
- Walking Distance to Village Amenities

**Entrance Hall** 2.17 x 1.8m (approx. 8'7 x 7'1)  
A UPVC entrance door opens from beneath the car port into the hallway, having LVT flooring and a fitted cupboard housing the Baxi wall mounted boiler. A door opens into the Lounge,

The property lies close to the heart 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.

and an opening leads into:

**Kitchen** 2.64 x 2.16m (approx. 8'7 x 7'1)  
Wall and base units house an inset sink with side drainer and an integrated electric oven with gas hob over, with freestanding appliances including a washing machine and fridge freezer being part of the sale. There is a window to the side aspect and the kitchen has LVT flooring

**Lounge/Dining Room** 5.78 x 3.3m (approx. 18'11 x 10'9)  
A generous reception room having a triple glazed picture window to the front aspect and a gas fireplace. There is ample space for both living and dining areas, and a door opens into the hallway and bedrooms which are positioned to the rear of the bungalow





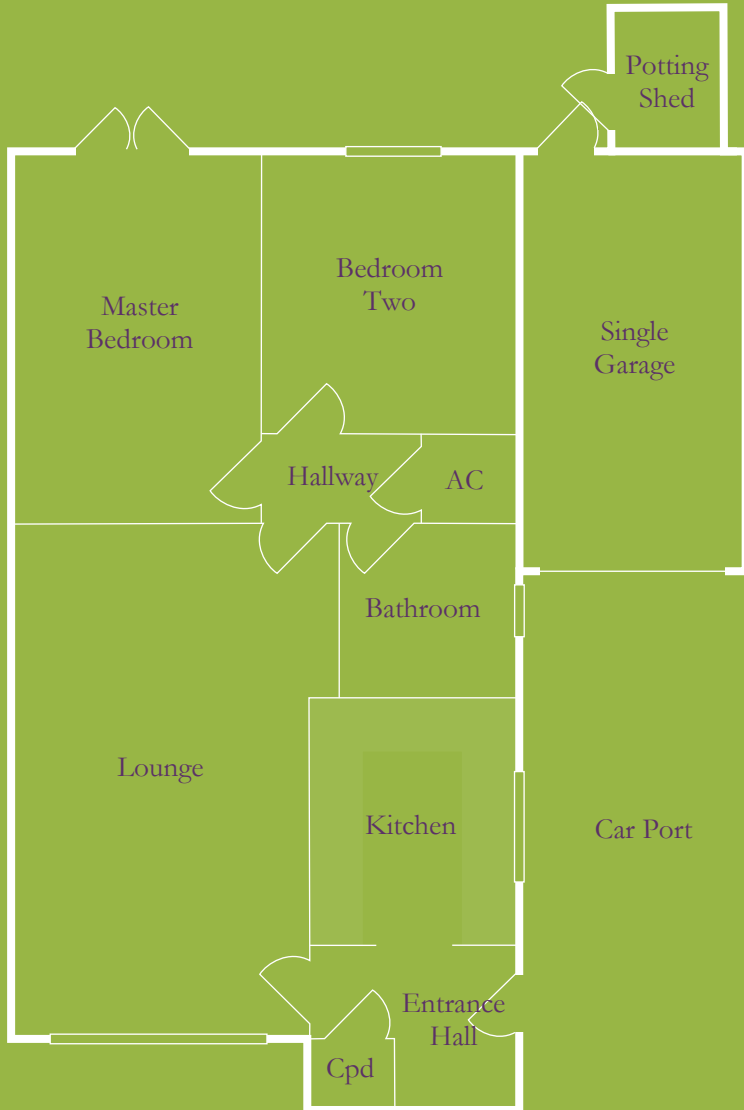
From the **Hallway** there is a fitted **Laundry Cupboard**, as well as doors opening into:

**Master Bedroom** 4.13 x 2.77m (approx. 13'6 x 9'0)  
A good sized double room having a window and door opening out to the rear garden

**Bedroom Two** 3.2 x 2.72m (approx. 10'5 x 8'10)  
Having a range of fitted bedroom furniture and wardrobes, and a window to the rear

**Bathroom** 1.94 x 1.77m (approx. 6'4 x 5'9)  
Fitted with pedestal wash basin, WC and bathtub, with tiled walls, tiled flooring, a window to the side and a heated towel rail





### Outside

The bungalow is set back from the road beyond a resin driveway providing off road parking to the front aspect. There is a covered **Car Port**, having a water point and giving access into:

**Single Garage** 4.56 x 2.44m (approx. 14'11 x 8'0)  
 With power, lighting, a water point and a pedestrian door to the front. A courtesy door also opens into the rear garden

### South Facing Gardens

Extending to a good size, the rear garden enjoys a sunny southerly aspect as well as a superb degree of privacy. A paved terrace with awning above (included in the sale) leads onto lawns edged with flower beds stocked with a variety of shrubs and flowers, and a door opens into a useful brick **Garden Store/Potting Shed**



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