



£315,000

4 Bedroom Semi-Detached House for sale
24 FERRERS ROAD, YOXALL, BURTON-ON-TRENT





Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE To View This Four-Bedroom Family Home in Sought-After Yoxall with Enclosed Garden and stunning rural views!



Key Features

- NO CHAIN
- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE
- Four-bedroom semi-detached family home
- Desirable village location in the heart of Yoxall
- Spacious living room with open fire
- Four well-proportioned double bedrooms
- Principal bedroom with ensuite shower room
- Enclosed rear garden with decked patio area
- Driveway providing off-road parking
- Excellent transport links to the A38, M42 and surrounding areas





Set within the peaceful and highly regarded village of Yoxall, this beautifully extended four-bedroom semi-detached home offers the perfect blend of countryside living and family comfort. The property is ideal for growing families or young professionals.

From the moment you arrive, the home's desirable position makes a strong first impression, with open green space just across the road and a generous driveway providing off-road parking for multiple vehicles. Step inside and you are welcomed into a bright and well-proportioned interior.

A spacious extended living and dining area enjoys garden access, and an open fire creates a warm inviting space for family gatherings or relaxed evenings at home. A well-appointed kitchen sits to the front of the property, offering ample storage and workspace, while a further versatile reception room off the kitchen provides flexibility as a home office, playroom plus the potential to create a large open plan kitchen/diner.



Upstairs, the first floor reveals three generous double bedrooms, including an impressive principal bedroom complete with its own ensuite, alongside a modern and stylish family bathroom. The second floor completes the accommodation with a further large double bedroom, perfect for guests, teenagers, or a private retreat away from the main living areas.

Outside, the enclosed rear garden provides a peaceful and private space to relax or entertain, featuring a decked patio area ideal for summer dining, hosting friends, or simply enjoying the tranquil surroundings.

Perfectly positioned within Yoxall village, the home benefits from local amenities, excellent schooling, charming country pubs and scenic walks, while also offering excellent transport links to the A38 and M42, making commuting to

Birmingham and surrounding areas effortless.

and prior to a sales memorandum being issued.

This is a home that truly needs to be seen to be appreciated - Early viewing is highly recommended.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

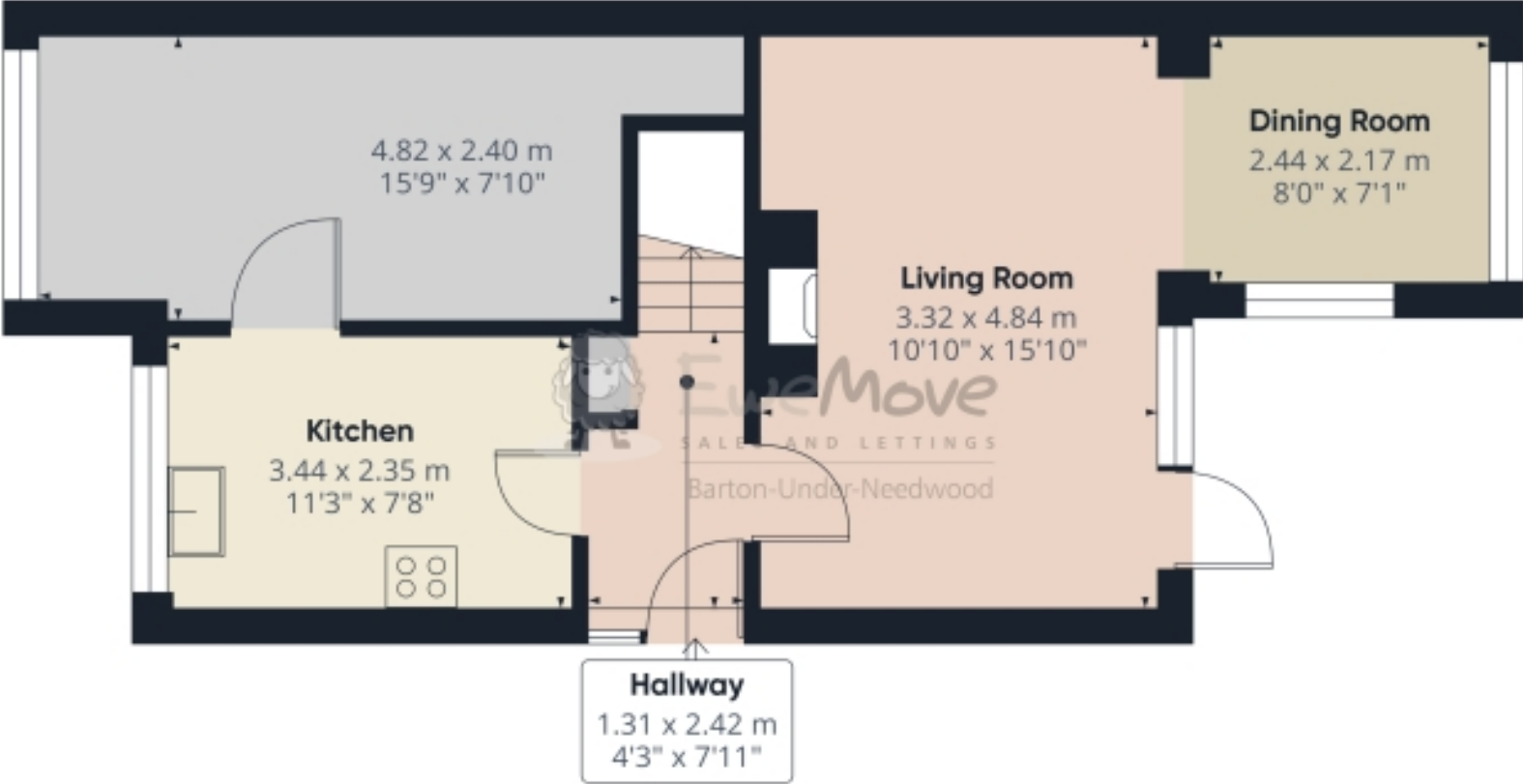
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: C.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed

Floorplans



Approximate total area⁽¹⁾
45.9 m²
493 ft²

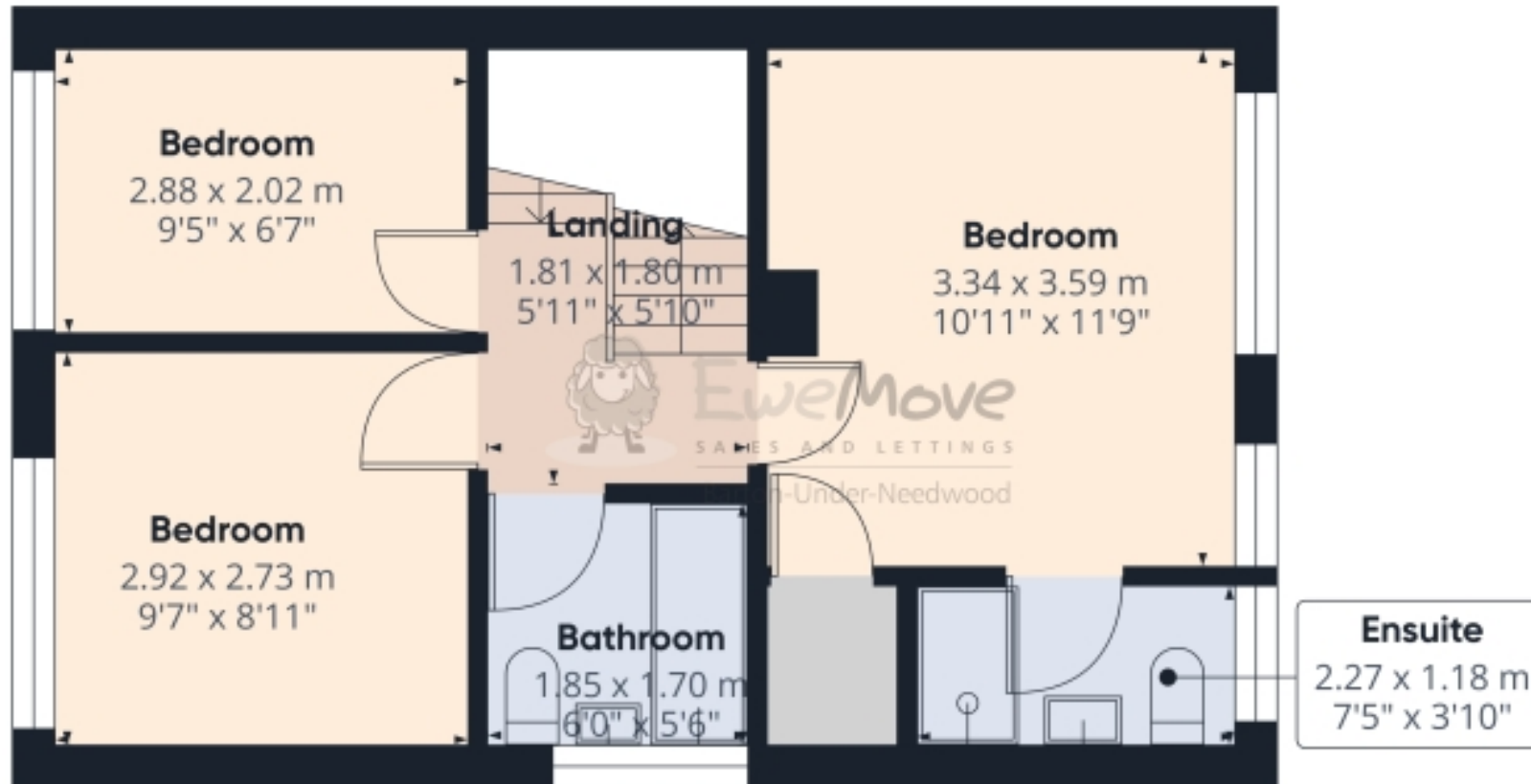
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360



Floorplans



Approximate total area*
34.8 m²
374 ft²

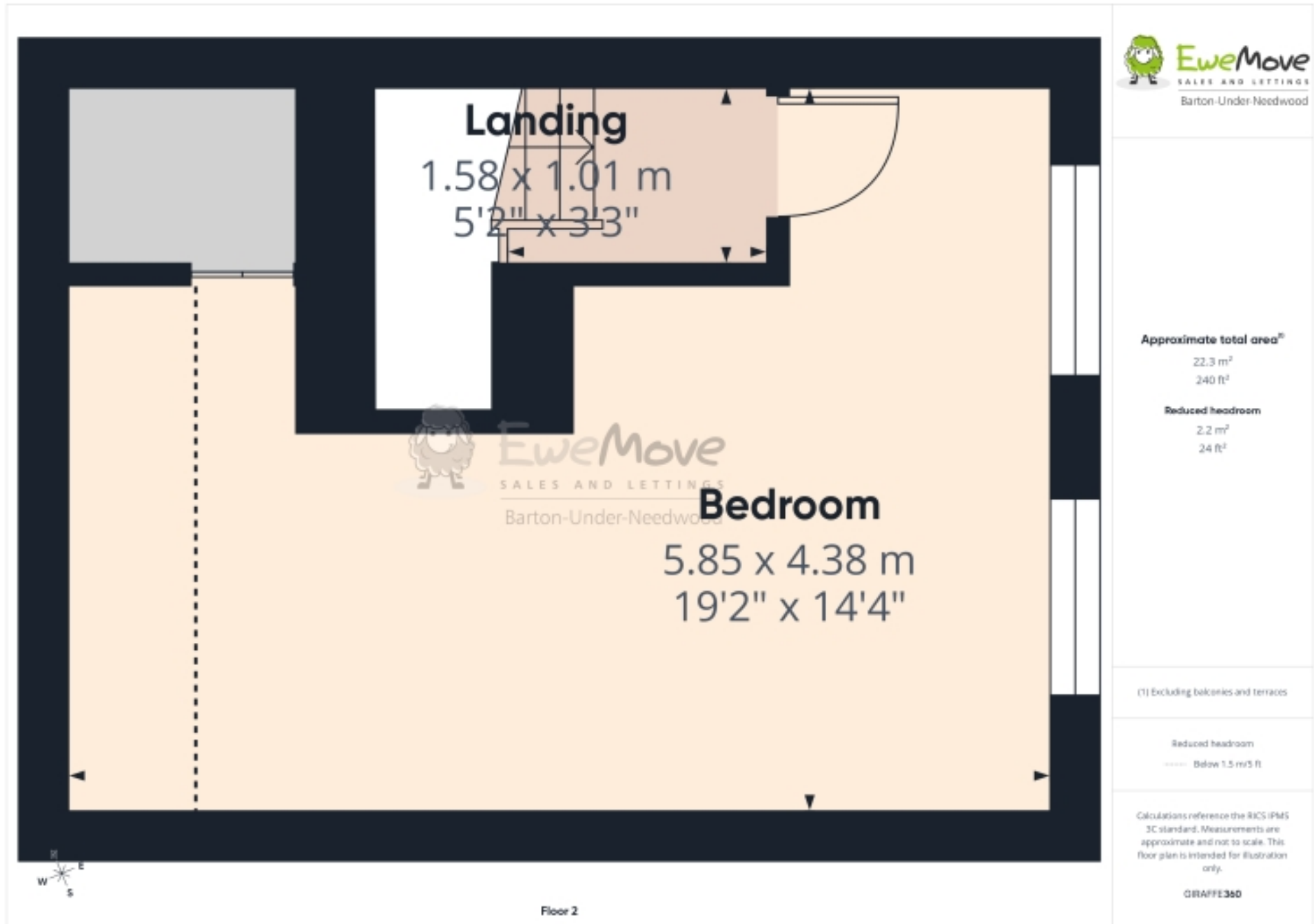
(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60



Floorplans



EPC

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



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

