

Lightwood Road

Yoxall, Staffordshire, DE13 8QD

John German



John German



Lightwood Road

Yoxall, Staffordshire, DE13 8QD

£375,000

This lovely village home has been extended and refitted, with a light and spacious interior ready to move into.

Accommodation includes a lounge with a log burner, dining room, superb kitchen plus utility, four bedrooms, bathroom and shower room, together with a large drive and garage/workshop.



The property is situated in the sought-after village of Yoxall, popular for its school catchment, together with two village pubs, shop, countryside walks and excellent transport links to Lichfield, Burton and Uttoxeter.

The house is set behind a good size gravel drive and wall. The front entrance door opens into a light hallway with stairs to first floor and doors leading off.

The lounge has views to front, with a log burner creating a cosy feel. This leads through to a good size dining room which opens out to the rear garden.

The kitchen is certainly a highlight of the house, well appointed with plenty of cupboards including a large pantry style cupboard, with an integrated oven and hob. There is a window framing garden views and a second window to the side adding further natural light, plus a door into a useful utility room with additional appliance space and outer door to the side.

The remainder of the garage is ideal as a workshop, for motorbikes, hobby space or just as extra storage. There is an EV charging point in the side of the house.

The first floor landing gives access to the four bedrooms, a luxurious bathroom plus a stunning shower room. The dual aspect master bedroom is a superb light room, bedrooms two and four have views to front and bedroom three has rear garden views. Bedroom four has space for a cabin style bed over the stair bulkhead but is currently used as a home office.

To the rear, the garden has a shaped lawn, a covered pergola creating ideal outdoor entertaining space and side access via gate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

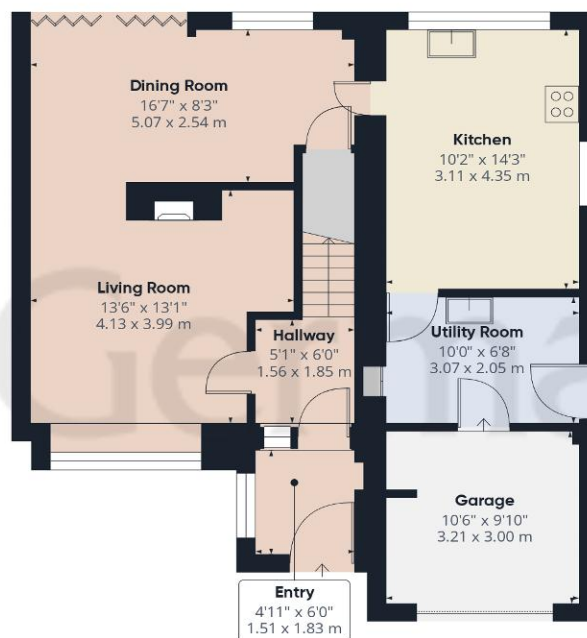
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19112025

We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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 and prior to a sales memorandum being issued.





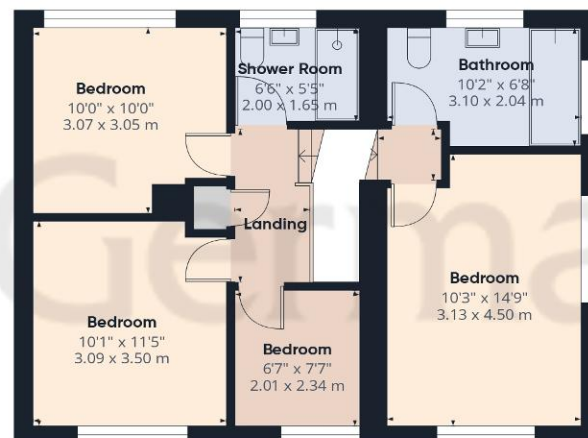


Ground Floor

Approximate total area⁽¹⁾

1269 ft²

117.9 m²



Floor 1

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



