



Briarsway, Hadley Street, Yoxall, DE13 8NB

 **Parker
Hall**

Offered with the benefit of no upward chain is this immaculately presented two bedroom detached bungalow, enjoying a peaceful setting and an enviable plot backing onto fields and the village cricket club. Being maintained to a superb standard throughout, the interiors to this detached single storey village home offer potential to remodel or upgrade as desired, alongside an established plot with plenty of space to extend (subject to relevant permissions). Set at an elevated position, there is ample parking to the front aspect as well as access into the double garage, and the central reception hall leads into well proportioned living accommodation including two reception rooms, a dining kitchen and conservatory. There are two double bedrooms sharing use of a family bathroom, and a refitted cloakroom is set off the hall. The rear garden extends to a generous size enjoying a good degree of privacy and a pleasant outlook over the village cricket club and across open fields, being the ideal space to enjoy the peaceful village location. The bungalow is serviced by mains gas central heating, mains drainage and hardwood double glazed windows and doors.

- Detached Bungalow in Desirable Village
- Offered with No Upward Chain
- Open Aspect & Views to Rear
- Two Spacious Reception Rooms
- Dining Kitchen & Conservatory
- Reception Hall & Cloakroom
- Two Generous Double Bedrooms
- Family Bathroom
- Double Garage & Ample Parking
- Immaculate & Generous Gardens
- Open Fields & Cricket Club to Rear
- Walking Distance to Village Amenities

Reception Hall 3.05 x 2.67m (approx. 9'11 x 8'9)
Hardwood glazed doors open to the front aspect into this spacious hallway, having access to the generous loft space, double doors to a cloakroom cupboard and further doors into:

Lounge 5.47 x 4.06m (approx. 17'11 x 13'4)
An immaculate reception room having dual aspect

Briarsway lies in the charming and popular village of Yoxall, offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs all within a short walk of the property. 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 Staffordshire 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.

windows and a gas fireplace set to ornate carved marble finish mantle. Double pocket doors open into:

Dining Room 4.06 x 2.9m (approx. 13'4 x 9'6)
Sliding doors open out to the rear garden and a door opens into:

Dining Kitchen 4.44 x 3.3m (approx. 14'6 x 10'9)
A range of wall and base units house an inset one and a half sink with side drainer, an integral oven, grill and gas hob, and spaces for a washing machine, fridge and freezer. There is a window to the rear, and the kitchen has tiled flooring and space for a dining table and chairs. A door opens into:

Conservatory 3.35 x 2.42m (approx. 10'11 x 7'11)
Windows overlook the rear gardens and pleasant open aspect beyond, with tiled flooring and double doors to the side







Cloakroom

Refitted with a Villeroy & Boch suite having fitted wash basin and wall hung WC, with half tiled walls, tiled flooring and an obscured window to the front

The **Reception Hall** leads through to the **Inner Hall**, where double doors open into the shelved **Airing Cupboard**, with further doors leading into:

Master Bedroom 4.08 x 4.06m (approx. 13'4 x 13'3)

A spacious double room having a range of fitted wardrobes, a dressing table and drawers and a window to the front enjoying a pleasant view down Hadley Street

Bedroom Two 3.9 x 3.48m (approx. 12'9 x 11'5)
Another generous double room having a range of

fitted wardrobes and bedroom furniture and a window to the rear overlooking the garden and views beyond

Family Bathroom 2.54 x 2.27m (approx. 8'3 x 7'5)
Comprising a four piece suite having pedestal wash basin, WC, shower and separate bathtub, with tiled walls and an obscured window to the side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		







Outside

Briarsway is set at an elevated position from Hadley End, having double gates opening to the driveway where there is parking for a number of vehicles as well as access into the **Double Garage** via a manual up and over entrance door. The garage also offers opportunity for conversion if desired. Lawned gardens bordered by a mature hedge provide privacy to the front of the property

Rear Garden

A wide side access leads into the rear aspect and to beautifully tended lawned gardens, bordered by mature foliage and trees and enjoying a pleasant open outlook over the village cricket club and open fields. There is exterior lighting and a water point to the rear of the property, and the garden offers a pleasant space to enjoy the tranquil village setting and views towards countryside bordering Yoxall



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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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