



22 Raven Road, Yoxall, DE13 8PY



Offered with the benefit no upward chain is this well presented semi detached home, positioned on a quiet cul de sac close to the heart of Yoxall. Having been recently redecorated throughout and finished with modern fittings, this attractive family home presented remodelled open plan interiors and three good sized bedrooms, as well as a good sized garden plot extending to the front, side and rear. The interiors comprise briefly entrance hall, spacious open plan dining kitchen, lounge with feature fireplace and conservatory to the ground floor, with three bedrooms and a modern family bathroom to the first floor. the master bedroom is also large enough to accommodate an en suite if required. Outside, there is private parking to the front aspect and the garden extends to the side and rear of the property, presenting extension potential if desired. The property is serviced by mains gas central heating and double glazed windows, being an ideal first time buy, young family home or downsize into this thriving village community.

The property is set in the desirable village of Yoxall, a charming and popular village having an excellent range of amenities 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. With rolling 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.

- Semi Detached Family Home
- Offered with No Upward Chain
- Modern & Recently Redecorated Interiors
- Spacious Lounge & Conservatory
- Open Plan Family Dining Kitchen
- Three Bedrooms & Family Bathroom
- Off Road Parking
- Side & Rear Gardens
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel

A gate from the driveway opens to a wide side access to the property, leading both to the rear garden and to the front door

#### Entrance Hall

With stairs rising to the first floor and a door opening to a useful storage cupboard. Leading into:

#### Family Dining Kitchen 2.8 x 4.66m (approx. 15'8 x 15'3)

set to the front of the property, this space has been remodelled to create an open plan dining kitchen perfect for modern day family life. Modern wall and base units house an inset sink and an integral oven with gas hob over, as well as spaces for a fridge freezer and washing machine. Twin windows face the front and there is useful fitted storage beneath the stairs

#### Lounge 4.85 x 3.3m (approx. 15'11 x 10'10)

A spacious reception room having a window to the rear and a period style fireplace. Sliding doors open into:

#### Conservatory 4.85 x 2.46m (approx. 15'11 x 8'1)

With windows overlooking the gardens, double doors to the side and tiled flooring







Stairs rise to the first floor **Landing**, where there is access to the loft and doors opening into:

**Master Bedroom** 4.85 x 3.35m (approx. 15'11 x 11'0)

A spacious double room having a fitted wardrobe and twin windows to the rear aspect

**Bedroom Two** 2.9 x 2.7m (approx. 9'6 x 8'10)  
Having a window to the front

**Bedroom Three** 2.9 x 2.08m (approx. 9'6 x 6'9)  
With a window to the front

**Family Bathroom**

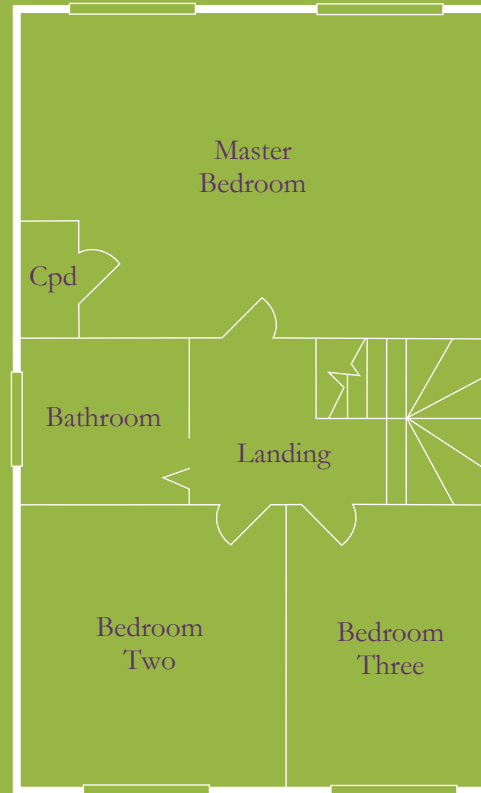
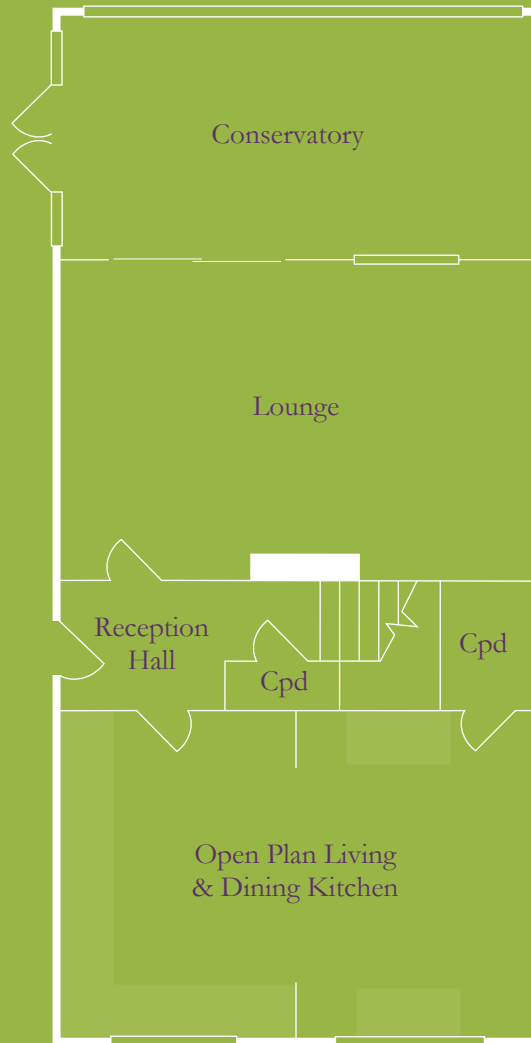
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over,

having a heated towel rail, tiled walls and an obscured window to the side

## EPC in Progress







**Outside**

the property is set on a quiet cul de sac, having mature hedging to the front providing privacy. There is parking for two vehicles to the gravel drive, and gated access opens to a wide area to the side of the property laid to paving and having access to the **Entrance Hall**

**Rear Garden**

The paved side terrace leads to the rear aspect, where there is a safely enclosed lawned garden. There are two sheds included in the sale, and the rear of the property benefits from exterior lighting and a water point

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