



13 Raven Road, Yoxall, DE13 8PY

Set in the heart of the popular village of Yoxall is this three bedroom semi detached home, offering recently refurbished interiors, three bedrooms and a generous west-facing plot with potential to extend/remodel further. Being an ideal first time buy, young family home or downsize in this desirable village location, this well presented village home is set within an 'Outstanding' school catchment area, lies within walking distance of local amenities and is in a location ideally suited for access to nearby commuter routes. The interiors were refurbished in 2020 to include a 2020 boiler, central heating system and rewire, new flooring, new internal doors and plastering, a refitted kitchen and refitted shower room. The entrance hall opens into a modern breakfast kitchen, spacious lounge and conservatory/ dining room, with three bedrooms (two doubles) and a refitted shower room set to the first floor. There is also further potential to convert the integrated garage or to extend the property to the rear (subject to relevant permissions). Outside, there is parking to a private driveway as well as twin manual door into the single garage, and the sunny west facing garden extends to a superb

size and enjoys plenty of privacy. The property is serviced by double glazed windows and mains gas central heating via a combi boiler.

The property lies a few steps from the centre of Yoxall, a charming and popular village having an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. 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.

- Well Presented Semi Detached Home
- 2020 Refurbish including Boiler & Wiring
- Excellent Potential to Extend
- Modern Breakfast Kitchen
- Lounge & Conservatory
- Three Bedrooms (Two Doubles)
- Refitted Shower Room
- Generous & Secluded West Facing Garden
- Single Garage & Parking
- Ideal Young Family Home/First Time Buy/Downsize
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities

A gate opens from the driveway to a wide courtyard-style walkway leading to the rear garden and to the **Entrance Hall**. A UPVC door opens into the hallway, where stairs rise to the first floor and there is a useful fitted storage cupboard. Part glazed doors open into:

Refitted Breakfast Kitchen 3.37 x 2.3m (approx. 11'0 x 7'6)

A range of modern wall and base units with quartz work surfaces over house a ceramic Belfast sink, an integrated dishwasher and an integrated oven, with the range cooker also being included in the sale. A fitted breakfast bar is set to one side, the kitchen has herringbone flooring and a window to the front, and a courtesy door opens into the **Garage** where there is space for an American fridge freezer

Lounge 4.85 x 3.33m (approx. 15'10 x 10'11)
A spacious reception room having windows to the rear and LV T herringbone flooring. A door opens into:

Conservatory 2.82 x 2.53m (approx. 9'2 x 8'3)
Currently used as a dining room, having double doors opening out the side and windows overlooking the rear garden





Stairs rise to the first floor **Landing**, having access to the loft and replaced doors opening into:

Master Bedroom 4.84 x 3.31m (approx. 15'10 x 10'10)

A good sized double room having windows to the rear and a large double fitted wardrobe

Bedroom Two 2.89 x 2.75m (approx. 9'5 x 9'0)
Another double room having a window to the front

Bedroom Three 2.87 x 2.02m (approx. 9'4 x 6'7)
Having a window to the front

Refitted Shower Room
Comprising a contemporary suite having wash basin



set to vanity unit, WC and corner shower, with tiled walls, tiled flooring, a heated towel rail and an obscured window to the side

EPC in
Progress





Outside

The property is set back from the lane beyond a gravel driveway providing parking for two vehicles, with mature hedging to the front providing privacy. Gated access to the side opens to a wide courtyard style pathway leading to the front door and in turn to the rear garden

Single Garage 4.94 x 2.44m (approx. 16'2 x 7'11)
 With power, lighting, double manual entrance doors to the front and a courtesy door into the kitchen

Rear Garden

Extending to a superb size, the rear garden enjoying a good degree of privacy and is laid to a paved terrace and raised lawns edged with a picket fence. The garden shed is included in the sale, there is exterior lighting and a water point and the generous plot size offers potential to extend to the rear, subject to relevant permissions

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