



9 Lightwood Road, Yoxall, DE13 8QD

Set on a peaceful cul de sac close to the rural borders of Yoxall is this three bedroom semi detached home offered with the benefit of no upward chain. The property enjoys a pleasant outlook to the front and offers an ideal first time buy, investment property or downsize in this desirable village location, presenting superb scope to modernise or extend (subject to relevant permissions). The interiors extend over two floors, comprising briefly entrance hall, lounge, dining kitchen, three bedrooms and family bathroom, with potential to extend onto the drive to the side (STPP). Outside, there is parking to the driveway and a covered car port, and a detached single garage and garden are set to the rear aspect, with the garden offering plenty of scope to landscape as desired. 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 ser-vices 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 rural walks accessible from the property, with leisure facilities including Hoar Cross Hall and the FA's St George's Park all being within a few minutes' drive.



- Semi Detached Village Home
- Offered with No Upward Chain
- Ideal FTB/Downsize/Investment
- Excellent Potential to Modernise/Extend
- Peaceful Cul de Sac Position
- Open Aspect to Front
- Spacious Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Parking & Detached Single Garage
- Desirable Village Location
- 'Outstanding' School Catchment

Entrance Hall

A UPVC entrance door opens to the front aspect and into the hallway, having stairs rising to the first floor accommodation and a door opening into:

Lounge 4.26 x 4.1m (approx. 13'11 x 13'5)

A spacious reception room having a window to the front and a fireplace recess with open chimney and tiled hearth. Double doors open through to:

Dining Kitchen 5.2 x 2.55m (approx. 17'0 x 8'4)

Extending across the rear of the property, the kitchen is fitted with wall and base units housing an inset one and a half sink with side drainer, integrated oven with gas hob over and spaces for a washing machine, below counter fridge and fridge freezer. There is a window to the rear aspect from the kitchen and sliding doors opening out to the rear from the dining area. There is a fitted shelved pantry cupboard, and a door opens out to the side aspect onto the driveway





Stairs rise to the first floor **Landing**, where there is a window to the side and access to the loft. A door opens into the **Airing Cupboard** which houses the Baxi wall mounted boiler, and doors open into:

Master Bedroom 3.58 x 3.14m (approx. 11'8 x 10'3)
A double bedroom having a window to the front enjoying a pleasant open outlook

Bedroom Two 3.12 x 3.08m (approx. 10'2 x 10'1)
Another double room having a window to the rear

Bedroom Three 2.28 x 2.03m (approx. 7'5 x 6'7)
With a window to the front and fitted storage

Family Bathroom 1.96 x 1.62m (approx. 6'5 x 5'3)
A white suite is fitted with pedestal wash basin, WC

and bathtub with shower unit over, with tiled splash backs, a chrome heated towel rail and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



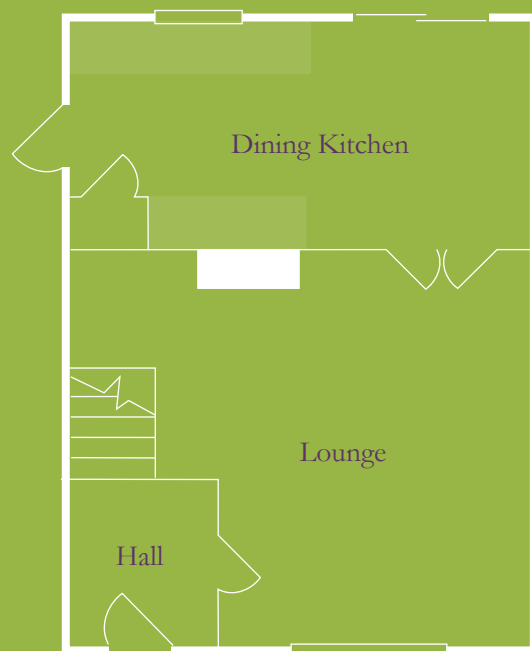


Outside

The property is set back from the lane beyond garden bordered with a mature hedge, with a tarmac drive providing off road parking. Double gates open to the side leading to a covered **Car Port** and into both the garden and the **Detached Single Garage** via an manual up and over entrance door

Rear Garden

The rear garden is securely enclosed and laid to a paved patio and lawns, with a storage area to the rear of the garage. There is excellent potential to landscape as desired, as well as to extend to the side of the property (subject to relevant permissions)



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