



41 Lightwood Road, Yoxall, DE13 8QD



Offered with the benefit of no upward chain is this generously extended semi detached home, benefitting from three bedrooms, a good sized plot including garage and ample parking and superb potential to extend/remodel as desired. Enjoying a peaceful setting close to the heart of the village, this attractive home offers an excellent opportunity to extend/refurbish as desired, with potential to both extend over the garage and to the rear (subject to relevant permissions). The interiors are set over two floors and comprise briefly porch and entrance hall, spacious lounge with wood burner, open plan kitchen with living and dining rooms, three bedrooms and a family bathroom. Outside, there is parking for three vehicles to the front as well as access into the large garage, and a well tended garden is set to the rear presenting plenty of space to landscape as desired. The property is serviced by mains gas central heating and

double glazed windows.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. 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.

- Semi Detached Village Home
- Offered with No Upward Chain
- Extension/Refurbishment Potential
- Desirable Village Setting
- Lounge with Wood Burner
- Open Plan Living & Dining Kitchen
- Porch & Entrance Hall
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Front & Rear Gardens
- Large Garage & Ample Parking
- Peaceful Setting on Popular Lane
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

The front door opens into a useful **Porch**, which in turn leads into the **Entrance Hall**, where stairs rise to the first floor accommodation. A door opens into:

Lounge 5.85 x 5.2m (approx. 19'2 x 17'0)

An extended reception room having a picture window to the front and a Villager wood burning stove set to quarry tiled hearth. Leading open plan style into:

Open Plan Living & Dining Kitchen 8.54 x 4.2m (approx. 28'0 x 13'9)

A generously extended living space offering plenty of scope for both living and dining areas, or to add an utility/guests WC as desired. The **Kitchen** is fitted with base units housing spaces for appliances, an inset sink with side drainer and an oven, with a window facing the rear aspect. Further units extend into a **Breakfast Room** where sliding doors lead out to the rear gardens, and a second set of sliding doors to the opposite side offer space to extend the kitchen or create a **Living Area**. A door from the **Breakfast Room** gives access into the garage





Stairs rise to the first floor **Landing**, where there is a window to the side aspect offering extension potential over the garage (subject to relevant permissions). Doors lead into the **Airing Cupboard** and:

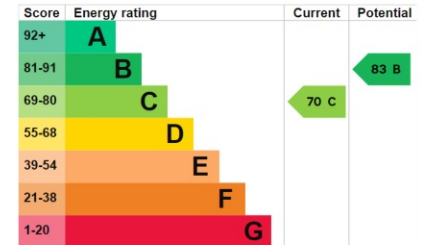
Master Bedroom 3.65 x 3.11m (approx. 11'11 x 10'2)
A spacious double bedroom having window to the front

Bedroom Two 3.68 x 3.11m (approx. 12'1 x 10'2)
Another double room having a window to the rear

Bedroom Three 2.4 x 2.04m (approx. 7'11 x 6'8)
With a window to the rear and useful fitted shelving and storage

Family Bathroom
Comprising a white suite having pedestal wash basin,

WC and bathtub with shower unit over, having tiled walls and an obscured window to the rear





Outside

The property is set back from the road beyond a generous frontage, having parking for three vehicles to the fore of the garage as well as lawns and a mature flower bed. A manual up and over entrance door leads into:

Garage 6.1 x 2.7m (approx. 19'11 x 8'10)
 Being larger than a standard single garage, having an up and over entrance door to the front, power and lighting

Rear Garden

Extending to a generous size, the rear garden is laid to decking and lawns with a garden shed included in the sale. There is exterior lighting and a water point



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.