



52 Hadley Street, Yoxall, DE13 8NB





Enjoying a pleasant open outlook over the Yoxall Village Cricket Club is this generously extended semi detached home, showcasing traditional 1940s features, four good sized bedrooms and a generous plot including ample parking and wrap around gardens. Offering versatile accommodation ideal to suit a growing family, the property also offers additional potential to extend (subject to relevant permissions) and lies within minutes' walk of the excellent range of amenities Yoxall has to offer. The interiors comprise briefly reception hall, dual aspect living and dining room, sitting room and kitchen to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, there is parking for three vehicles to the front with gardens offering potential to extending the parking area, and well tended gardens extend to the rear enjoying tranquil views over the village Cricket Club. 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, 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 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.

- Traditional Semi Detached Home
- Generously Extended Family Interiors
- Pleasant Open Aspect over Cricket Club
- Two Reception Rooms
- Kitchen with Pantry
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- Generous Front & Rear Gardens
- Ample Parking
- Potential to Extend (STPP)
- 'Outstanding' School Catchment
- Desirable Village Setting
- Well Placed for Commuter Routes & Rail Travel

#### Reception Hall

The front door opens into the hallway, where stairs rise to the first floor and there is a window to the side. Original panel doors open into:

**Living & Dining Room** 8.35 x 3.43m (approx. 27'4 x 11'3)

A generous extension added by the existing vendors, having windows to the front and side aspect and French doors opening out to the rear gardens. A stable door leads into:



**Kitchen** 5.2 x 2.5m (approx. 17'0 x 8'1)

The kitchen comprises a range of wall and base units housing an inset sink with side drainer, recess housing a range cooker and integrated appliances including dishwasher, fridge freezer and washing machine. Two windows overlook the rear gardens and cricket club beyond, and the kitchen has tiled flooring and double doors opening into a useful **Pantry**. A stable door leads into:

**Sitting Room** 4.24 x 3.94m (approx. 13'11 x 12'10)

A versatile reception room ideal as a playroom or second sitting room, having a window to the front aspect. A door opens into the hallway and the chimney is open to allow for the installation of a wood burner



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Stairs rise to the **First Floor Landing**, having access to the loft which is partially boarded, and character doors opening into:

**Master Bedroom** 3.63 x 3.43m (approx. 11'11 x 11'3)

A window to the rear overlooks pleasant garden and cricket club views, and this double bedroom has private use of:

**En Suite** 2.2 x 1.46m (approx. 7.3 x 4.9)  
Comprising a white suite having pedestal wash basin, WC and double shower, with tiled walls, tiled flooring, electric under floor heating and an obscured window to the side

**Bedroom Two** 4.24 x 3.05m (approx. 13'11 x 10'0)  
Another good sized double room having a useful fitted cupboard housing the boiler, and a window to



the front aspect

**Bedroom Three** 3.4 x 3.05m (approx. 11'2 x 10'0)  
A third double room having a window to the rear

**Bedroom Four** 3.43 x 1.97m (approx. 11'3 x 6'5)  
Having a window to the front

**Family Bathroom** 2.48 x 1.98m (approx. 8'1 x 6'6)  
Comprising a white suite having pedestal wash basin, WC and claw foot bathtub, with half tiled walls, an obscured window to the rear and a heated towel rail







### Outside

The property is set back from the road beyond a generous frontage having parking for around three vehicles. Well tended gardens extend to the side of the driveway providing potential to extend the parking if required, and gated access leads into the rear garden

### Rear Garden

The established rear garden is laid to decking, a hard standing with access to a useful **Outbuilding** and lawns being safely enclosed to all sides. A path leads to a second terrace where a fenced boundary highlights tranquil views over the Cricket Club, and there is exterior lighting and a water point. The shed is included in the sale, and there is superb potential to extend the property further without encroaching on the generous garden size



**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.