



6 The Mill, Main Street, Yoxall, DE13 8PN



Set in the heart of the popular village of Yoxall is The Mill, a newly built semi detached home enjoying an attractive traditional exterior, three bedrooms and a highly desirable school catchment area. Set within a collection of bespoke designed new properties, this immaculate home benefits from a high specification finish to include a kitchen with quartz worktops, contemporary bathrooms and quality carpets, complemented by a private garden enjoying an open outlook over Goose Green to the rear. To the ground floor, the hallway opens into a versatile reception room offering space for both dining and living areas, which in turn leads open plan style into the comprehensively fitted kitchen. There is also a utility and cloakroom off the kitchen. To the first floor are two bedrooms and a family bathroom with the second floor home to a master suite with private shower room. Outside is parking for two vehicles to a

tarmac driveway and lawned gardens are laid to the rear giving direct access and open views onto the picturesque Goose Green.

The rural village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St Peter's church and two pubs, all within walking distance from the property. St Peter's 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 excellent reputation both locally and from Ofsted reports. 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 (in 80 minutes) and the International airports of Birmingham and East Midlands are both within an easy driving distance.



- New Build Semi Detached Home
- Attractive Traditional Style
- High Specification Interiors
- Contemporary Open Plan Living
- Spacious Dining & Living Room
- Kitchen with Quartz Worktops
- Entrance Hall, Utility & Cloakroom
- Three Good Sized Bedrooms
- Bathroom & Master En Suite
- Private Drive & Gardens
- Open Views over Goose Green
- Sought After Village Location
- John Taylor School Catchment

Steps rise from the block paved driveway giving access into the **Reception Hall**, where stairs rise to the first floor and a door opens into:

**Living & Dining Room** 7.1 x 2.9m (approx. 23'3 x 9'7)

A versatile space offering both dining and living areas, having window to the front aspect and access to an under stairs cupboard. Double doors open out to the rear garden and this room opens into:

**Kitchen** 5.5 x 2.8 (approx. 18'0 x 9'1) – max  
A range of quality wall and base units with quartz worktops over house an inset sink with side drainer and integral appliances including fridge, freezer, dishwasher, oven and induction hob. The kitchen has a window to the side, Karndean flooring and a door into:

#### Utility

Fitted with base units housing space for a washing machine, having a window to the side with open views and Karndean flooring. Door into:

#### Cloakroom

Comprising fitted wash basin and WC, with a window to the side and Karndean flooring





Stairs rise to the **First Floor Landing**, where doors open into:

**Bedroom Two** 3.9 x 2.4m (approx. 12'10 x 7'10)  
With a window to the front aspect

**Bedroom Three** 2.9 x 2.5m (approx. 12'10 x 8'1)  
– max  
Having a window to the rear with pleasant views

**Bathroom** 1.96 x 1.96m (approx. 6'5 x 6'5)  
Fitted with wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash

backs and Karndean flooring

Stairs rise to the **Second Floor Landing** where a door opens into:

**Master Bedroom** 4.5 x 3.9m (approx. 14'9 x 12'10)  
A good sized double room having skylights and

private use of:

**En Suite** 2.92 x 1.32m (approx. 9'6 x 4'4)  
Fitted with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled splash backs, Karndean flooring and a skylight





### Outside

To the side of the property is a block paved drive providing parking for two vehicles. Gated access off the drive leads onto Goose Green, an attractive area of open community land owned by East Staffs Council which provides a play area or route for dog walking

### Gardens

A paved terrace leads onto lawns to the rear aspect and the garden is fully enclosed and has

gated access onto Goose Green. 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.