



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



Set in the heart of the popular village of Yoxall is The Mill, an elegant semi detached new build home enjoying an attractive traditional exterior, three bedrooms and a highly desirable school catchment area. Set within a collection of bespoke new build homes overlooking picturesque views to the rear, this immaculate home benefits from a high specification finish to include a comprehensively fitted kitchen, contemporary bathrooms and quality John Lewis carpets, complemented by an outside space including parking and a garden opening onto Goose Green to the rear. The interiors comprise briefly reception hall, dining kitchen, sitting room and cloakroom to the ground floor, with two bedrooms and a family bathroom to the first floor and an attractive master bedroom with luxury en suite bathroom to the second floor. The rear aspect enjoys open rural views and the front overlooks the attractive character homes of Bond End. Outside there

is parking for two vehicles to the front and lawned gardens are laid to the rear enjoying direct access into the idyllic 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
- Ideal Downsize/First Time Buy
- Dining Kitchen
- Sitting Room
- Reception Hall & Cloakroom
- Three Bedrooms & Shower Room
- Luxury En Suite Bathroom
- Private Drive & Gardens
- Open Views over Goose Green
- Sought After Village Location
- John Taylor School Catchment

Dining Kitchen 3.8 x 2.7m (approx. 12'6 x 9'0)

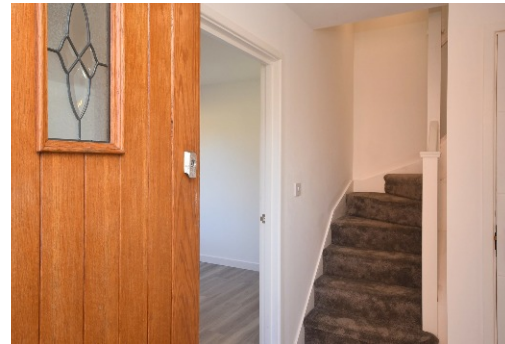
Comprising a range of wall and base units with complementary worktops over, housing inset sink with side drainer, integral oven and spaces for a washing machine and fridge freezer. The kitchen has karndean flooring, a window to the rear and double doors out to the gardens

Cloakroom

Comprising wash basin set to vanity unit and WC, with karndean flooring

From the driveway, steps rise to the **Reception Hall**, having stairs to the first floor accommodation and doors into a useful fitted cupboard and Cloakroom. Further doors open into:

Sitting Room 3.8 x 2.7m (approx. 12'6 x 9'0)
With dual aspect windows providing plenty of natural light





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

Bedroom Two 3.8 x 2.8m (approx. 12'6 x 9'3)
Having window to the front with pleasant views over the village

Bedroom Three 3.8 x 2.8m (approx. 12'6 x 9'1) – max
With a window to the rear overlooking Goose Green

Shower Room 2.82 x 1.9m (approx. 9'2 x 3'10)
Fitted with wash basin set to vanity unit, WC and walk in shower, with karndeal flooring, a window



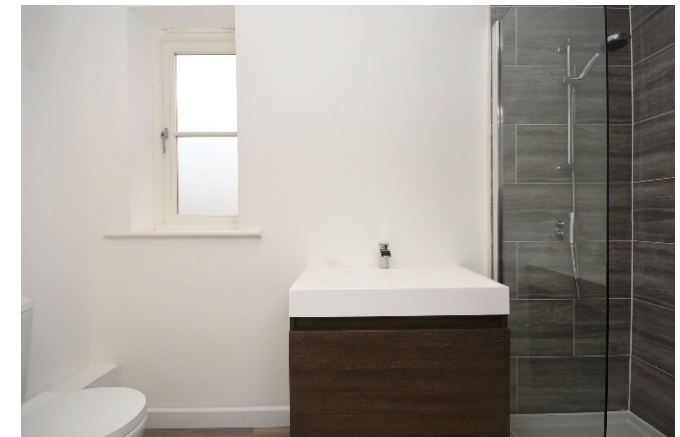
to the side and tiling to splash backs

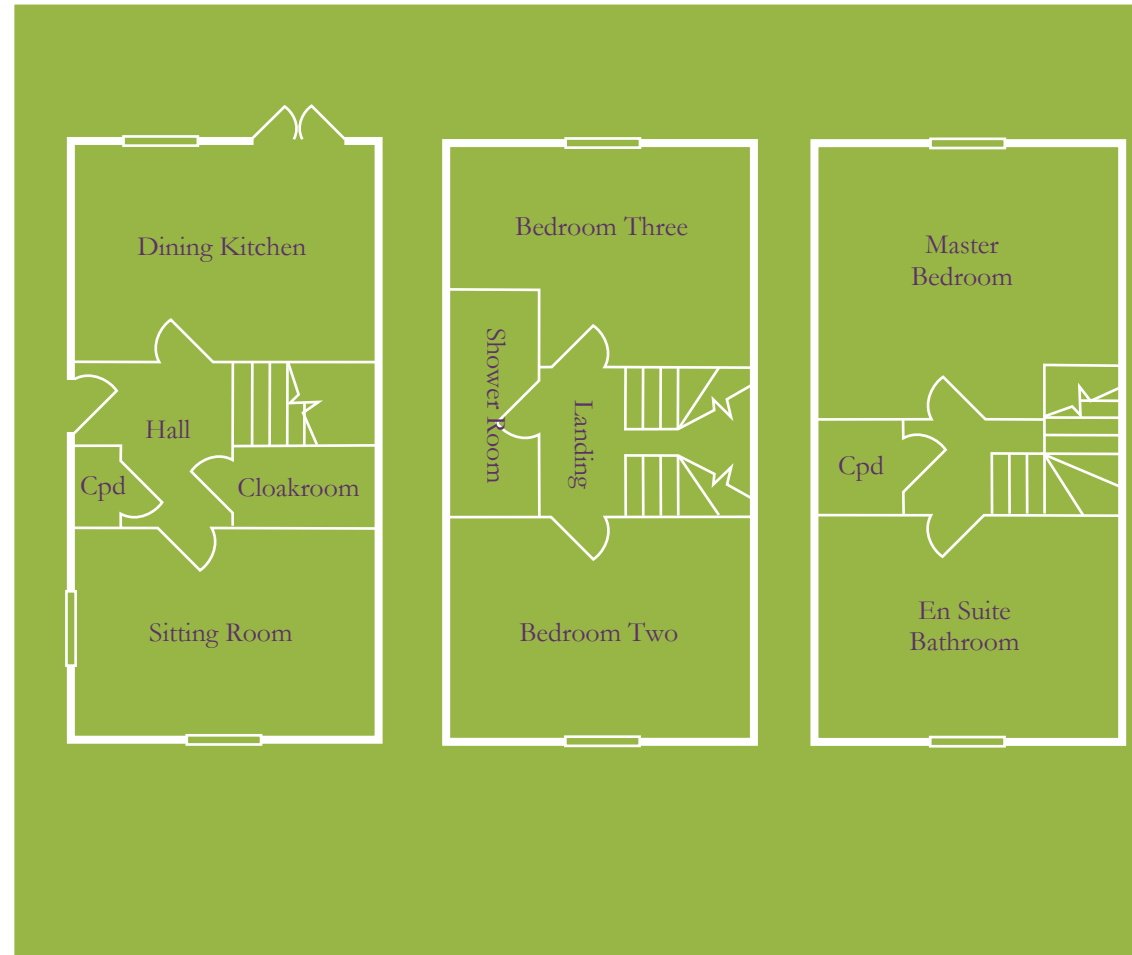
Stairs rise again to the **Second Floor Landing** where there is a useful fitted cupboard and doors open into the **Bathroom** and:

Master Bedroom 3.8 x 3.4m (approx. 12'6 x 11'3)
A good sized double room having window to the

rear with open views

En Suite Bathroom 3.23 x 2.8m (approx. 10'10 x 9'2)
Comprising a luxury suite fitted with wash basin set to vanity unit, WC, walk in shower and double ended claw foot bathtub, having karndeal flooring, tiled splash backs and a window to the front with charming village views





Outside

To the front aspect is a block paved driveway providing parking for two vehicles. Access to the side leads into the rear garden

A paved terrace set to the rear leads onto the lawns, being fully enclosed and having a gate opening out to onto the scenic Goose Green, an area of council owned grounds ideal for dog walking. 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.