



Nash Cottage, 18 Savey Lane, Yoxall, DE13 8PD

Set within a peaceful cul de sac in the desirable village of Yoxall is Nash Cottage, an attractive semi detached home, benefitting from beautifully presented interiors, three bedrooms and secluded rear gardens. Fitted with a quality kitchen and modern bathrooms, this charming double fronted is an ideal young family home or downsize and enjoys a convenient location within minutes' walk from the superb array of amenities the village has to offer. The interiors comprise briefly entrance hall, spacious lounge with feature fireplace, open plan dining kitchen, study and cloakroom to the ground floor, with three good sized bedrooms to the first floor serviced by master en suite and family bathroom. Outside, there is parking beneath a car port and to a private driveway and well tended cottage gardens are laid to the front. The attractive rear garden benefits from an

open aspect and an excellent degree of privacy, and Nash Cottage is serviced by mains gas central heating and double glazing.

The popular 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 a few minutes' walk from the property. St Peters Primary School is situated within the village and feeds into the Ofsted rated 'Outstanding' John Taylor High in nearby Barton under Needwood. Yoxall is well placed for access to nearby towns and commercial centres via the A38, A515, A50 and M6 Toll, rail services from Lichfield provide regular and direct links to Birmingham and London (in 80 minutes) and the International airports of Birmingham & East Midlands are both within an easy drive.

- Attractive Semi Detached Home
- Ideal Downsize/Young Family Home
- Exclusive & Peaceful Courtyard Setting
- Open Plan Dining Kitchen
- Spacious Lounge & Study
- Entrance Hall & Cloakroom
- Three Bedrooms
- Master En Suite & Bathroom
- Front & Rear Gardens
- Car Port & Driveway with Parking for Four Vehicles
- Desirable Village Location
- 'Outstanding' School Catchment

A canopy porch to the front leads into the **Entrance Hall**, having a door into the **Cloakroom**, storage space for coats and shoes and a further door into the **Entryway**, where stairs rise to the first floor with storage beneath and a door opens into the **Dining Kitchen**. Leading into:

Spacious Lounge 5.3 x 3.53m (approx 17'5 x 11'7)

A generous reception room having double doors with panels out to the rear aspect and a feature fireplace housing traditional gas fired stove set to brick hearth. Door into:

Study 2.5 x 1.85m (approx 8'2 x 6'1)

A useful space having window to the front aspect

Dining Kitchen 5.93 x 3.3m (approx 19'5 x 10'10)

This attractive open plan space extends to a generous size and comprises a comprehensively fitted kitchen and formal dining area. The **Kitchen** is fitted with a range of painted wall and base units with granite worktops over, housing inset Belfast sink, recess housing a Rangemaster cooker and integral appliances including fridge, freezer, dishwasher, washing machine and microwave. The worktops extend to create a breakfast bar to one side and the kitchen has tiled flooring and the **Dining Area** features a window to the rear aspect

Cloakroom

Fitted with pedestal wash basin and WC with tiled flooring, tiled splash backs and an obscured window to the front





A galleried staircase rises to the **First Floor Landing**, having a skylight and doors into the **Airing Cupboard** and:

Master Bedroom 4.5 x 3.63m (approx 14'9 x 11'1)
A spacious double room having a window to the front aspect and a range of fitted wardrobes. With

private use of:

En Suite 2.5 x 1.91m (approx 8'2 x 6'3)
Fitted with a modern suite having wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the rear



Bedroom Two 3.49 x 3.29m (approx 11'5 x 10'10)
Another double bedroom having a window to the rear enjoying an attractive open outlook and fitted wardrobe

Bedroom Three 3.3 x 2.38m (approx 10'10 x 7'10)
With a window to the front and fitted wardrobes

Family Bathroom 2.93 x 1.82m (approx 9'7 x 6'0) – max
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled splashbacks, a skylight and a chrome heated towel rail



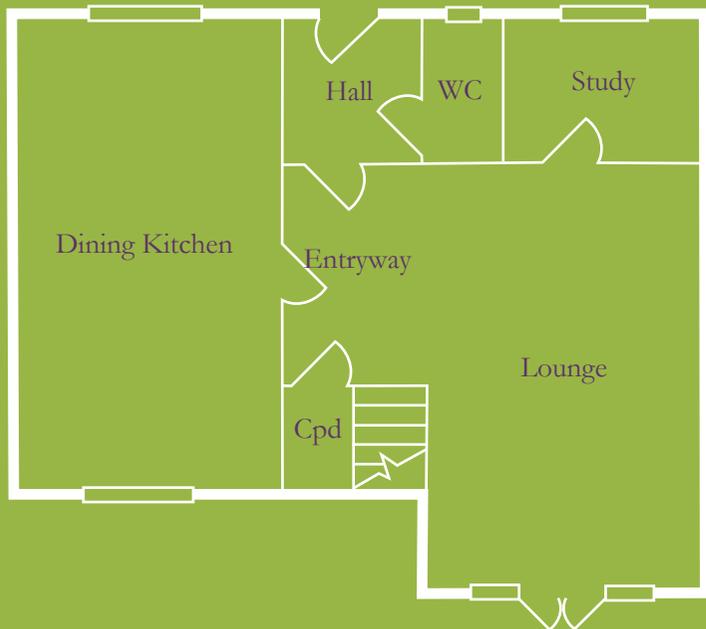


Outside

The property is set within an exclusive courtyard home to a handful of similar homes. To the side of the property is a private drive with parking for two vehicles and there are two further parking spaces to the fore of and beneath a timber **Car Port** to one side. Gated access leads into the rear garden and a charming picket fence encloses a cottage garden to the front aspect

Rear Garden

Enjoying complete privacy and an attractive open outlook to the rear, the garden is laid to a paved terrace, lawns and borders and is safely enclosed to all sides. To the side aspect is a walled area housing a garden shed and space for store wheelie bins



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.