



24 Churchfields, Yoxall, DE13 8PU



Offered with no upward chain is this immaculately refurbished semi detached bungalow set in the popular village of Yoxall, benefiting from fully renovated and refitted interiors, two bedrooms and a private rear garden. Enjoying a peaceful position on a secluded cul de sac with an open outlook to the front, this attractive bungalow is an ideal downsize or first time buy and has been recently renovated to an excellent standard. Upgrades include a new central heating system and boiler, new windows, replastering, new internal doors and flooring and replaced soffits and guttering. The interiors comprise briefly entrance hall, living and dining room, kitchen, two bedrooms and shower room, with a detached single garage, off road parking and well tended gardens laid to the front and rear.

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 and feeds into John Taylor High School in Barton under Needwood, both of which maintain an excellent reputation. 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 & East Midlands are both within an easy driving distance. There is also a regular bus route that runs through the Village.

- Semi Detached Bungalow
- Fully Refurbished including Wiring, Plumbing & Boiler
- Quiet Cul de Sac Location
- No Upward Chain
- Spacious Living & Dining Room
- Refitted Kitchen
- Two Bedrooms
- Modern Shower Room
- Detached Single Garage & Parking
- Secluded Rear Garden
- Attractive Open Outlook to Front
- Desirable Village Location
- Well Placed for Amenities & Public Transport Links

A composite front door opens into:

#### Entrance Hall

With loft access points and doors opening into:

**Living & Dining Room** 5.34 x 3.57m (approx 17'6 x 11'8)

Having a bay window and a useful fitted storage cupboard, this spacious reception room enjoys an attractive outlook over an open green to the front



**Refitted Kitchen** 3.13 x 2.42m (approx 10'3 x 7'11)

Fitted with a range of modern wall and base units housing an inset one and a half sink with side drainer, integral electric oven with gas hob over and extractor above, and spaces for a fridge freezer and washing machine. A window to the front enjoys a pleasant open outlook and the kitchen has a door out to the side

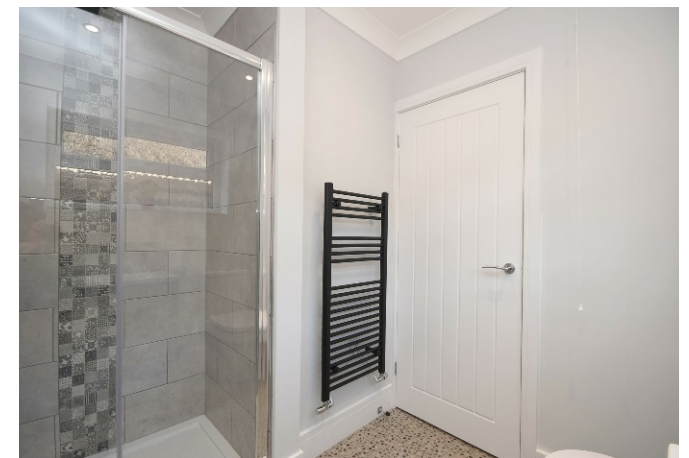


From the **Entrance Hall**, doors open into:

**Bedroom One** 3.51 x 2.93m (approx. 11'6 x 9'7)  
A spacious double room having window to the rear

**Bedroom Two** 3.04 x 2.12m (approx. 9'11 x 6'11)  
With a window to the rear aspect

**Shower Room** 2.38 x 2.07m (approx. 7'9 x 6'9)  
Refitted with an attractive white suite having wash basin set to vanity unit, WC and double shower cubicle, with heated towel rail, tiled splash backs and an obscured window to the side





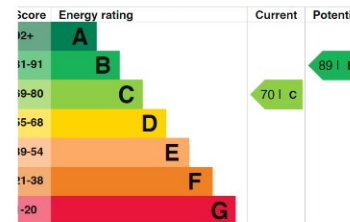
**Outside**

The property sits on a secluded cul de sac just minutes' walk from the heart of Yoxall. To the front there is parking to a private drive and a well tended garden. The driveway extends to the side aspect giving access into the entrance hall, kitchen and:

**Detached Garage** 4.93 x 2.39m (approx. 16'2 x 7'9)  
 With up and over entrance door, power and lighting

**Rear Garden**

Enjoying an excellent degree of privacy, the low maintenance rear garden is safely enclosed and laid to lawns, a gravelled terrace and borders ripe for planting. 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.