



22 Churchfields, Yoxall, DE13 8PU

 Parker  
Hall

Offered with no upward chain is this beautifully refurbished detached bungalow set in the peaceful village of Yoxall, benefitting from spacious and versatile accommodation, two double bedrooms and a landscaped garden plot. Having undergone a thorough renovation in recent months, this immaculate detached home has been remodelled to create open plan living accommodation to the rear aspect complemented by two large double bedrooms each with fitted wardrobes. The property has received a new central heating system, boiler and radiators, new UPVC windows and doors, a complete rewire including sockets and digital TV points, re-plastering throughout and new internal fittings including quality Luxury Vinyl Tile flooring, new carpets and new joinery. The interiors comprise briefly reception hall, open plan kitchen, living room, dining room, two double bedrooms and a Jack & Jill shower room. To the front is a re-laid tarmac driveway providing parking for two/three vehicles, a secluded landscaped garden is set to the rear and the detached garage has been

converted to create a versatile garden room/third bedroom/home office as well as outside storage.

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. Hoar Cross Hall and the FA's St George's Park can also be reached within a few minutes' drive and both offer gym, spa and restaurant facilities. 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.



- Attractive Detached Bungalow
- Recently Renovated & Upgraded including Windows, Wiring, Plumbing & Boiler
- Offered with No Upward Chain
- Desirable Village Location
- Stunning Open Plan Kitchen
- Sitting & Dining Rooms
- Two Double Bedrooms with Fitted Wardrobes
- Jack & Jill Shower Room
- Landscaped Garden
- Garden Room/Third Bedroom
- Re-Laid Driveway & Garage Store
- Open 'Village Green' Aspect to Front
- Well Placed for Amenities & Public Transport Links

doors opening into:

**Open Plan Living & Dining Kitchen** 6.6 x 3.96m (approx. 21'7 x 13'0)

A stunning space comprising a comprehensively fitted kitchen and living room. The **Kitchen** comprises a range of gloss wall and base units with soft close drawers, under cabinet lighting and Quartz worktops over housing an inset sink and a full range of integral appliances including dishwasher, fridge, freezer, washing machine, oven and induction hob with extractor above. There are recessed spotlights and a designer radiator shared with the **Sitting Room**, which also features a contemporary electric fireplace. A window overlooks the rear garden and an opening from the kitchen leads into:

**Dining Room** 2.84 x 2.8m (approx. 9'4 x 9'2)

Formerly a conservatory, this room has been remodelled to create a formal dining space with double doors out to the gardens and an energy efficient programmable electric radiator

Steps rise to the front door into:

#### Reception Hall

A spacious welcome to this immaculate home, having LVT flooring, designer radiator and double





Doors from the hallway open to an **Airing Cupboard** housing the new Baxi boiler and into:

**Master Bedroom** 4.57 x 3.86m (approx. 14'11 x 12'8)

A spacious double room having window to the front, a high level TV wall point and mirror fronted fitted wardrobes

**Jack & Jill Shower Room** 2.07 x 1.96m (approx. 6'9 x 6'5)

Doors open from both the **Master Bedroom** and **Reception Hall** into this modern bathroom, having wash basin set to vanity unit, WC and shower with rainfall shower head, with heated towel rail, an obscured window to the side and tiled splash backs

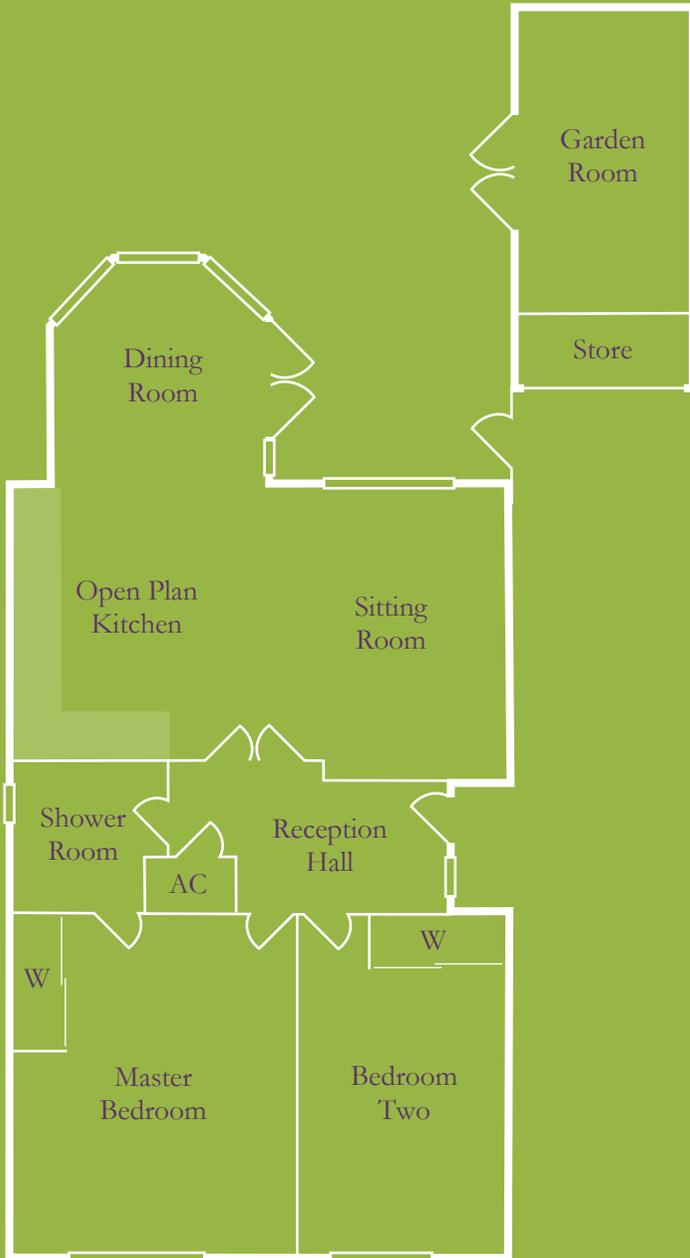
**Bedroom Two** 3.84 x 2.62m (approx. 12'7 x 8'7)

Another double room having window to the front, mirror fronted fitted wardrobes and a high level TV wall point

**Please Note:** Furnishings including curtains and kitchen furniture are available under separate negotiation or can be included in the sale

EPC in  
Progress





### Outside

The property is set back from the lane beyond a recently laid tarmac driveway providing parking for two to three vehicles. There is a landscaped foregarden with edged borders and lawns and the drive extends to the side aspect where there is a water point and access into the reception hall, rear garden and useful **Garage Store**

### Rear Garden

Having been beautifully landscaped, the rear garden is laid to a paved terrace, re-laid lawns, an elevated deck terrace and railway sleeper edged borders. There is exterior lighting to both the front and rear aspects and the garden enjoys an excellent degree of privacy to all sides



### Garden Room 3.29 x 2.28m (approx. 10'9 x 7'5)

Offering a versatile space, this part of the garage has been converted to create a further living space, guest bedroom or home office. Double doors open out to the rear garden and there is power, lighting and a fitted electric heater



**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.