



29 Churchfields, Yoxall, DE13 8PX



Set on a popular cul de sac in Yoxall is this attractive detached bungalow, having deceptively spacious interiors, three double bedrooms and a secluded garden plot. Offered with no upward chain and benefitting from a pleasant open outlook to the front over a village green and countryside beyond, this well presented detached home offers well proportioned accommodation to suit either a downsizing buyer or a young family. The interiors comprise briefly reception hall, lounge, impressive Orangery and kitchen with integral appliances, with three double bedrooms serviced by a master en suite and family bathroom. Outside there is ample parking to the front, well tended gardens lie to the rear enjoying privacy and views towards countryside, and the detached garage has been converted into a superb garden room ideal for use as a studio, gym or home office.

The bungalow is serviced by mains gas central heating and full double glazing.

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.



- Attractive Detached Bungalow
- Offered with No Upward Chain
- Pleasant Open Aspect with Views to Front
- Ideal Work-From-Home Space
- Kitchen with Integral Appliances
- Lounge & Orangery
- Reception Hall with Ample Storage
- Three Double Bedrooms
- En Suite & Family Bathroom
- Well Tended & Private Rear Garden
- Garden Room/Gym/Office
- Parking for Multiple Vehicles
- Well Placed for Amenities & Commuter Routes
- 'Outstanding' School Catchment

Orangery. A door leads into:

Kitchen 3.19 x 2.89m (approx. 10'5 x 9'5)
Fitted with a range of cream wall and base units housing an inset sink with side drainer and a range of integral appliances including dishwasher, oven, electric hob, fridge and freezer. There is space for a washing machine and the kitchen has tiled flooring and a window to the side. Double doors open through to:

Orangery 5.76 x 3.89m (approx. 18'10 x 12'9)
A spacious reception room having bifold doors opening out to the rear gardens, tiled flooring, a door out to the driveway and sliding doors leading into the Lounge



Reception Hall

The entrance door opens from the driveway and into the hall where doors open to a cupboard housing the Vaillant boiler, to two large double cupboards and into:

Lounge 3.91, 3.3 x 4.96m (approx. 12'10, 10'9 x 16'3)

A spacious reception room having a feature gas living flame fireplace and sliding doors into the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		



Doors from the **Hallway** open into:

Master Bedroom 4.2 x 3.01m (approx. 13'9 x 9'10)

A spacious principal bedroom having window to the front with an attractive open outlook and private use of:

En Suite 2.48 x 1.62m (approx. 8'1 x 5'3)

Comprising a modern suite having wash basin and WC set to vanity unit and a double shower with steam setting, with tiled flooring, half tiling to walls, obscured windows to the side and a chrome heated towel rail



Bedroom Two 3.49 x 2.7m (approx. 11'5 x 8'10)

With a window to the front enjoying a pleasant outlook

Bedroom Three 2.59 x 2.48m (approx. 8'5 x 8'1)

Another double room having window to the side

Family Bathroom 2.55 x 2.17m (approx. 8'4 x 7'1)

Comprising a white suite fitted with wash basin and WC set to vanity unit and bathtub with shower unit over, with tiled flooring, half tiling to walls, chrome heated towel rail, an obscured window to the side and a fitted **Airing Cupboard**





Outside

The bungalow sits on the popular Churchfields, a peaceful cul de sac enjoying an open outlook over a village green to the front. This property also benefits from views beyond towards rolling countryside. There are well tended gardens to the front and a tarmac driveway provides parking for a number of vehicles as well as access into:

Garden Room 4.94 x 2.14m (approx. 16'2 x 7'0)
An ideal gym, work-from-home office or studio, having doors and windows to both the front and side aspects and an independent consumer unit

Gardens

Set to the rear is a well tended garden laid to a paved terrace with steps rising to each level and lawns. The garden enjoys an excellent degree of privacy, is securely enclosed and features outside lighting and a water point. The shed is included in the sale and a gated leads out to the driveway



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.