



11 Raven Road, Yoxall, DE13 8PY

 Parker  
Hall

Set in the popular village of Yoxall is this well presented semi detached home, benefitting from extended living accommodation, three bedrooms and secluded gardens. Having been recently upgraded with an extended kitchen, refitted bathroom and wardrobes to the master bedroom, this excellent family home enjoys a modern finish throughout and an 'Outstanding' school catchment area. The interiors comprise briefly entrance hall, living and dining room with bifold doors out to the rear garden, kitchen with utility space and cloakroom to the ground floor, with three bedrooms and a modern family bathroom to the first floor. Outside, there is parking to a block paved driveway, a wide side access leading to the rear and a garage store, and the beautifully tended rear gardens enjoy plenty of sunlight and privacy.

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.



- Extended Semi Detached Home
- Well Presented & Modern Interiors
- Open Plan Living & Dining Room
- Extended Kitchen with Utility
- Entrance Hall & Cloakroom
- Three Bedrooms
- Master with Fitted Wardrobes
- Refitted Family Bathroom
- Secluded Rear Garden
- Garage Store & Parking
- Mains Gas CH & Double Glazed
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

area houses space for a washing machine and a door opens into:

#### Cloakroom

With fitted wash basin and WC and a bifold door into a large fitted storage cupboard

#### Open Plan Living & Dining Room 6.7 x 4.9m (approx. 21'11 x 16'0)

This well presented reception extends to a superb size and offers ample space for a lounge, formal dining space and play area. There are windows to the side, bifold doors open out to the private rear gardens and a wood burning stove is set to a stone carved mantelpiece

The composite front doors opens into the **Entrance Hall**, where stairs rise to the first floor and doors open into a **Cloakroom Cupboard** and:

#### Kitchen 3.88 x 3.38, 2.45m (approx. 12'8 x 11'0, 8'0)

Having been extended into the garage to create more storage space and a utility area. The **Kitchen** has a range of gloss wall and base units with wood effect worktops over, housing inset one and a half sink with side drainer and integral appliances including fridge, freezer, oven and electric hob. There is a window to the front and the **Utility**





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

**Master Bedroom** 4.9 x 3.4m (approx. 16'1 x 11'2)  
A spacious double room having windows to the rear and a range of recently fitted bedroom

furniture and wardrobes

**Bedroom Two** 2.9 x 2.7m (approx. 9'6 x 8'10)  
With a window to the front aspect



**Bedroom Three** 2.9 x 2.1m (approx. 9'6 x 6'11)  
Having a window to the front

**Refitted Bathroom** 2.7 x 1.8m (approx. 8'10 x 5'11)  
Comprising a modern suite having wash basin set

to vanity unit, WC and bathtub with shower unit over, with tiled walls, a chrome heated towel rail and a n obscured window to the side





### Outside

To the front, the property features a block paved driveway where there is off road parking, and gated access opens into a courtyard to the side where another gate leads into the rear garden. Manual double doors open to the **Garage Store** 2.45 x 2.42m (approx. 8'0 x 7'11) Which has access into the utility area of the kitchen

### Rear Gardens

Enjoying an excellent degree of privacy, the well tended rear garden is laid on paved terraces, railway sleeper edged borders and lawns. The boundaries are safely enclosed, there is exterior lighting and a water point and two storage sheds are included in the sale. The patio extends to the side where there is storage space and a gate to the front



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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.