



12 Holly Road, Yoxall, DE13 8LP



Set on a quiet road in the popular village of Barton under Needwood is this well presented semi detached home, benefitting from an open plan dining kitchen, three bedrooms and an attractive garden plot. Being an ideal first time buy, young family home or rental for investment purposes, the property resides within an 'Outstanding' school catchment area and is within a short walk of an array of amenities offered by this desirable location. The interiors comprise briefly entrance hall, lounge and open plan dining kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, there is a single garage belonging to the property and gardens lie to both the front and rear aspects, with the foregarden presenting an ideal opportunity to create private parking. The property is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Semi Detached Home in Popular Village
- Well Presented Modern Interiors
- Ideal First Time Buy, Young Family Home or Investment
- Entrance Hall & Sitting Room
- Open Plan Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Detached Garage
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities

Dining Kitchen 4.93 x 3.54m (approx. 16'2 x 12'1)

Having been remodelled and refitted, this contemporary open plan space comprises **Dining Area** with double doors out to the gardens and a modern fitted kitchen. The **Kitchen** comprises a range of wall and base units with solid wood worktops over, housing an inset sink with side drainer, integral oven with gas hob over and spaces for a fridge freezer and washing machine. There is a window to the rear and the worktops extend to one side to create a breakfast bar and additional workspace and storage



The front door opens into a useful **Entrance Hall** which in turn leads into:

Sitting Room 4.93 x 3.68m (approx. 16'2 x 12'1)

A spacious reception room having window to the front, staircase rising to the first floor and a gas fireplace with stone carved mantle. A door opens into:





Stairs rise to the **First Floor Landing**, where there is a window to the side, a fitted **Airing Cupboard** and doors opening into:

Master Bedroom 3.74 x 3.06m (approx. 12'3 x 10'0)
A spacious double room having a window to the front and fitted wardrobes

Bedroom Two 3.06 x 3.02m (approx. 10'0 x 9'11)
Another double room having window to the rear

Bedroom Three 2.55 x 1.81m (approx. 8'4 x 5'11)
Ideal as a study, nursery or third bedroom, having a window to the front



Family Bathroom 1.8 x 1.67m (approx. 5'10 x 5'5)
Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property benefits from an attractive fenced foregardens laid to lawns and mature borders, being the ideal space to create private parking if desired. A shared drive to the side leads to the **Single Garage**

Rear Gardens

Extending to a good size and being safely enclosed, the rear garden is laid to a paved terrace, lawns and mature borders. Gated access opens out

to the drive and the position of the **Garage** is ideal to create a garden room or home office (STPP)

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.