



11 Alwyn Road, Yoxall, DE13 8QB



Set on a popular cul de sac in Yoxall is this attractive detached bungalow, having spacious and beautifully remodelled interiors, three double bedrooms and secluded south facing gardens. Offered with no upward chain, this immaculate detached home offers well proportioned accommodation to suit either a downsizing buyer or a young family, having undergone a substantial refurbishment in 2019 to include a new kitchen and bathroom, upgraded central heating system and wiring, new flooring and redecoration throughout and a new roof to the garage. The interiors comprise briefly reception hall, refitted dining kitchen spacious lounge and conservatory, with three bedrooms serviced by modern bathroom which features both a bathtub and separate shower. Outside there is parking to the front as well as lawned gardens and a single garage, with well tended gardens set to the rear enjoying privacy and a sunny

southerly aspect. 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
- Ideal Downsize/Young Family Home
- Recently Refurbished & Remodelled
- Spacious Reception Hall
- Refitted Kitchen with Integral Appliances
- Lounge & Conservatory
- Three Bedrooms
- Refitted Family Bathroom
- Secluded South Facing Gardens
- Single Garage & Parking
- Well Placed for Amenities, Commuter Routes & Rail Travel
- 'Outstanding' School Catchment

including fridge, freezer, electric oven and ceramic hob. There are windows to two sides, a door out to the side and laminate flooring extends into the dining area where the worktops extend to one side to create a breakfast bar. Opening into:

Lounge 4.72 x 3.17m (approx. 15'5 x 10'4)

A generous reception room having electric fireplace set to marble surround and a door with full height panels into:

Conservatory 3.3 x 3.05m (approx. 10'9 x 10'0)

This versatile second reception room has windows overlooking the gardens and double doors out to the patio

The front door opens into a central **Reception Hall**, having loft access and doors opening into the living accommodation which is laid to:

Dining Kitchen 4.51 x 3.15m (approx. 14'9 x 10'3)

Having been remodelled and refitted, this open plan kitchen comprises a range of wall and base units with complementary worktops over, housing inset sink with side drainer, space for washing machine and integral Hotpoint appliances





Doors from the central hallway open into:

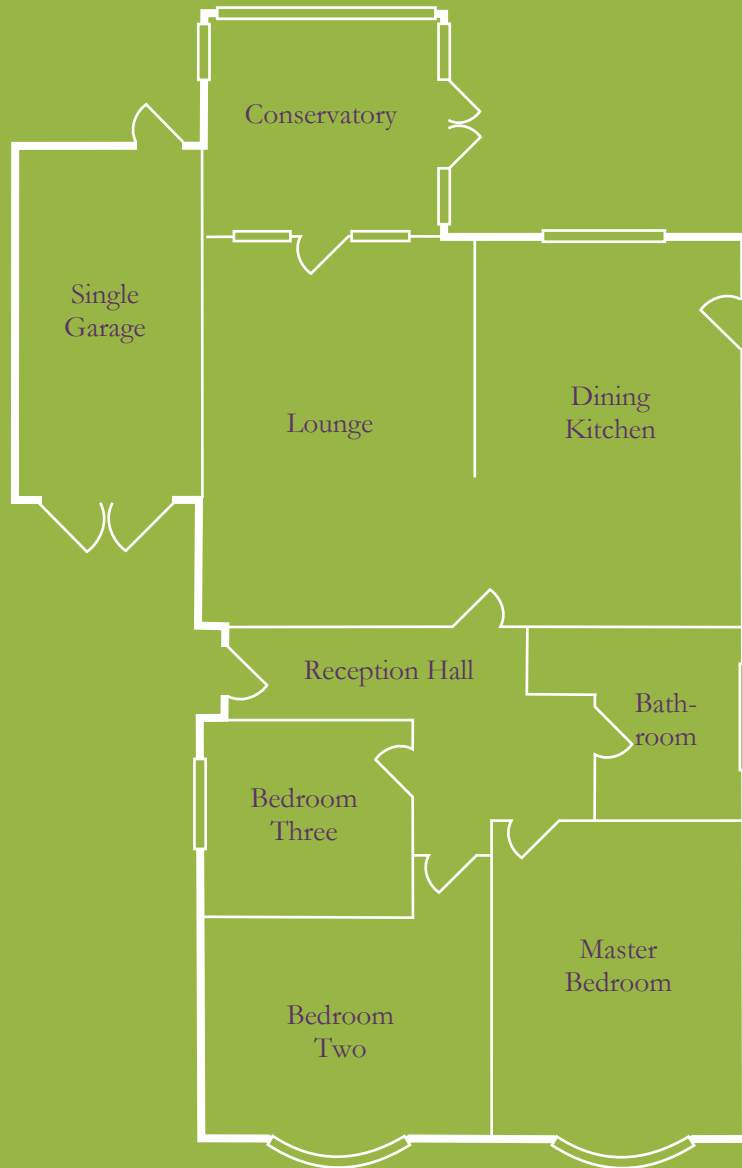
Master Bedroom 3.72 x 2.96m (approx. 12'2 x 9'8)
A double room having bay window to the front aspect

Bedroom Two 3.39 x 2.5m (approx. 11'1 x 8'2)
Another double bedroom with bay window to the front

Bedroom Three 2.39 x 2.28m (approx. 7'10 x 7'5)
Having window to the side

Bathroom 2.33 x 2.33m (approx. 7'7 x 7'7)
A modern bathroom fitted with wash basin set to vanity unit, WC, bathtub and separate shower, with tiled flooring, tiled walls and an obscured window





Outside

The bungalow sits on the popular Alwyn Road on a well tended and private plot. To the front is parking for two vehicles as well as access into the **Single Garage**, and lawned gardens extend to the front providing potential to create additional parking if desired

South Facing Gardens

Set to the rear are well tended gardens laid to a paved terrace, lawns and borders stocked with mature trees and hedging providing plenty of privacy. There is an

exterior water point, gated access to the side leads to the front aspect and a courtesy door opens into the garage

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.