



20 Churchfields, Yoxall, DE13 8PU





Enjoying a peaceful and secluded position within this popular village is this detached bungalow offered with no upward chain, benefitting from two good sized bedrooms and a secluded rear garden. Presenting superb potential to remodel and update to taste, the property lies a few steps from an excellent array of amenities this sought after village offers. The interiors comprise briefly entrance hall, two reception rooms and kitchen, with two good sized bedrooms serviced by a family bathroom. Outside, there is a single garage and parking for two to three vehicles to the front, and the secluded rear garden offers potential to add a conservatory to the rear if desired. The property is serviced by mains has 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. 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
- Offered with No Upward Chain
- Sought After Location
- Superb Potential to Modernise/Remodel
- Two Reception Rooms
- Kitchen & Entrance Hall
- Two Bedrooms & Bathroom
- Front & Rear Gardens
- Single Garage & Parking
- Popular Rural Village
- Amenities within Walking Distance
- 'Outstanding' School Catchment

#### Entrance Hall

The front door opens from the side aspect into the hallway, having doors into the bedrooms and bathroom, to a useful Airing Cupboard housing the hot water cylinder and into:

#### Dining Room 3.2 x 2.28m (approx. 10'5 x 7'5)

With a full height window to the side and a door into the **Kitchen** An archway opens into:

#### Lounge 4.99 x 3.3m (approx. 16'4 x 10'10)

A spacious sitting room having bay window to the front with a pleasant outlook over a village green and a gas fireplace

#### Kitchen 3.18 x 2.17m (approx. 10'5 x 7'1)

Comprising a range of wall and base units having inset sink with side drainer and integral appliances including dishwasher, oven, gas hob and fridge. There is a window to the front and a door opens out to the side. The position of the kitchen and dining room allow for this to be remodelled to create as open plan space if desired





Doors from the hall open into:

**Master Bedroom** 4.01 x 3.5m (approx. 13'2 x 11'5)  
A spacious double room having window and door to the rear aspect

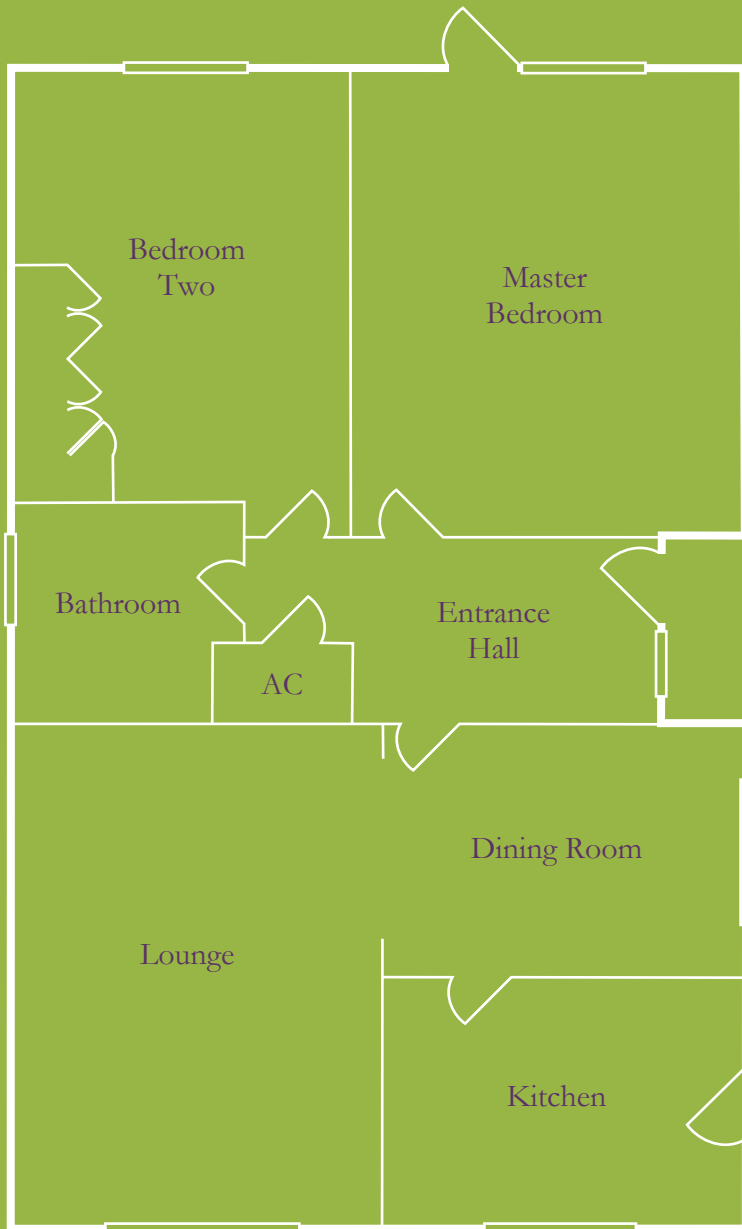
**Bedroom Two** 4.03 x 3.01m (approx. 13'2 x 9'10)  
Another good sized bedroom having window to the rear and a range of fitted wardrobes

**Bathroom** 2.06 x 1.93m (approx. 6'9 x 6'4)  
Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled walls and an obscured window to the rear

EPC in  
Progress







### Outside

The property is set back from the lane beyond a paved driveway providing parking for two to three vehicles. There is a lawned foregarden and the drive extends to the side where there is a water point and access into the reception hall, kitchen, rear garden and garage. The property enjoys a peaceful setting and a pleasant open outlook to the front over a village green

**Single Garage** 4.84 x 2.39m (approx. 15'10 x 7'10)

Having power, lighting, window to the side and an up and over entrance door

### Secluded Garden

The garden complete privacy to all sides and is laid to a paved terrace, lawns and mature foliage. There is a garden shed included in the sale and side access via the driveway leads to the front Aspect



**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.