



3 Raven Road, Yoxall, Staffordshire, DE13 8PY

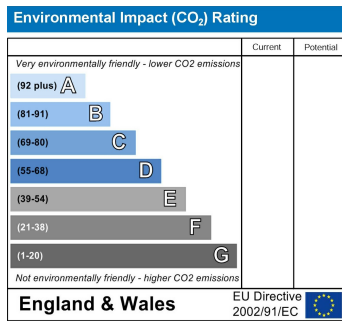
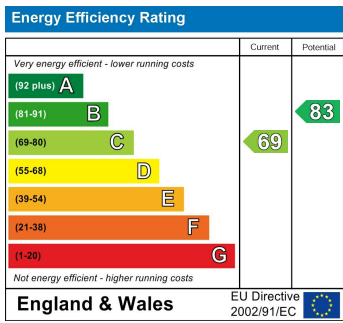


Set on a peaceful lane in the popular village of Yoxall is this extended semi detached family home, benefitting from open plan living accommodation, three bedrooms and an ideal work-from-home space. Having been remodelled and extended by the existing vendors, this well presented home lies within an Outstanding school catchment area and is serviced by mains gas central heating and full double glazing. The interiors comprise briefly: entrance hall, lounge with wood burning stove and attractive open plan dining and living kitchen, with three bedrooms to the first floor serviced by a family bathroom. Outside, the rear garden has been beautifully landscaped and enjoys much privacy, with a purpose built Studio offering a superb entertaining space or home office. To the front is a single garage and parking, with gardens offering the option to extend the drive as required.

The popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagents/ general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into John Taylor Specialist Science School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The local villages of Barton under Needwood and Kings Bromley are both within a few minute drive and offers further convenience amenities including Co-ops, pubs and boutique stores. 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 and Manchester are all within an easy drive.

- Semi Detached Family Home
- Peaceful Setting in Popular Village
- Extended Living Accommodation
- Lounge with Wood Burning Fireplace
- Open Plan Living & Dining Kitchen
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Single Garage & Parking
- Secluded Rear Gardens with Office/Studio
- 'Outstanding' School Catchment







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.

The Property Misdescriptions Act 1991: 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.