



Blythe Cottage, Hadley Street, Yoxall, DE13 8NB

Set within a landscaped south facing garden plot and an open aspect to the rear is this traditional detached dormer bungalow, offering refurbished and extended interiors, open plan family living plus two reception rooms and four en suite bedrooms. Having received a substantial refurbishment around 10 years ago, Blythe Cottage offers versatile interiors ideal to suite either a growing family or those needing single storey living, all in a convenient location with easy access to both village amenities and surrounding commuter routes.

The central reception hall leads into two spacious reception rooms and an open plan living and dining kitchen, with bifold doors over looking the rear garden. also to the ground floor are a spacious utility room and cloakroom, as well as a double bedroom with en suite bathroom, being ideal as a guest bedroom or for those needing single storey living. To the first floor there are three further bedrooms, all having private en suites. Outside, Blythe Cottage benefits from a generous frontage providing parking for a number of vehicles, as well as a car port and well tended gardens.

Blythe Cottage lies in the charming and popular village of Yoxall, offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs all within a short walk of the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive.

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 and the International airports of Birmingham & East Midlands are both within an easy drive. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Traditional Detached Dormer Bungalow
- Extended & Remodelled Interiors
- Open Plan Family Accommodation
- Two Reception Rooms
- Open Plan Dining & Living Kitchen
- Utility & Cloakroom
- Spacious Reception Hall
- Four En Suite Bedrooms
- Generous Frontage with Car Port & Ample Parking
- Landscaped South Facing Garden
- Open Aspect & Church Tower Views
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

Reception Hall 5.68 x 2.4m (approx. 18'7 x 7'10)

A composite stable door opens into this spacious extended hallway, having oak flooring, stairs rising to the first floor accommodation and doors opening into:



Lounge 6.03 x 3.64m (approx. 19'9 x 11'11)

An immaculately presented reception room having a window to the front aspect and a wood burning stove set to carved mantle and granite tiled hearth

Dining Room 4.7 x 3.48m (approx. 15'5 x 11'5)

Another spacious reception room having a bay window to the front, oak flooring and a fitted cupboard

Open Plan Living & Dining Kitchen 6.75 x 4.75m (approx. 22'2 x 15'7)

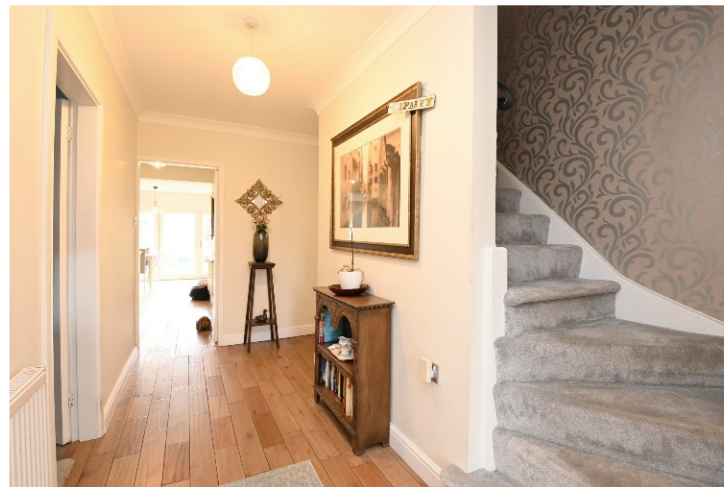
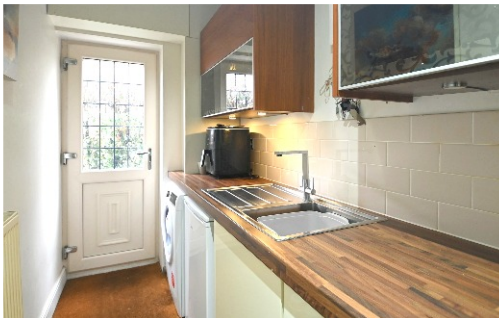
A well designed and versatile open plan space, offering a family room, dining area and traditional shaker kitchen. The Kitchen comprises a range of wall, base and full height units with granite work surfaces over, alongside a central island housing a Belfast sink. The range cooker and Smeg fridge freezer are included in the sale, integral appliances include a microwave, eye-level oven, warming drawer and dishwasher, and a double cupboard houses a useful larder. Oak flooring extends into the **Dining** and **Family Rooms**, there is a window to the side and bifold doors extends across the width of the room enjoying a pleasant view over the garden

Utility 2.87 x 1.43m (approx. 9'5 x 4'8)

A useful and generous utility room fitted with wall and base units with inset sink, housing spaces for a washing machine and fridge. Having oak flooring and a door opening out to the side aspect

Cloakroom

Fitted with wash basin, WC and oak flooring





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

Master Bedroom 4.62 x 4.06m (approx. 15'2 x 13'3)
A spacious principal bedroom having a **Dressing Area** with mirrored fitted wardrobes and a window to the rear, a further window to the rear aspect and a skylight providing plenty of natural light. With private use of:

En Suite 3.07 x 0.73m (approx. 10'0 x 2'4)
A white suite having fitted wash basin, WC and shower, with tiled flooring and splash backs and a chrome heated towel rail

Bedroom Two 3.53 x 3.5m (approx. 11'7 x 11'5)
Another double room having feature window to the front, a fitted walk in wardrobe (also housing the boiler) and a door opening into:

En Suite 2.2 x 1.66m (approx. 7'2 x 5'5)
Having Villeroy & Boch wash basin set to vanity unity, WC and shower, with a heated towel rail, tiled flooring and splash backs and an obscured window

Bedroom Three 3.43 x 2.42m (approx. 11'3 x 7'11)
With a feature window to the front, a fitted wardrobe and private use of:

En Suite Bathroom 2.6 x 1.16m (approx. 8'7 x 3'9)
Comprising pedestal wash basin, WC and bathtub, with a window with shutters to the rear aspect, a heated towel rail and tiled splash backs and flooring

A door from the ground floor **Reception Hall** opens into:

Bedroom Four 3.18 x 2.87m (approx. 10'5 x 9'5)
A versatile ground floor double bedroom, having French doors opening out to the rear garden and a fitted wardrobe. With private use of:

En Suite Bathroom 2.38 x 2.24m (approx. 7'9 x 7'4)
Fitted with pedestal wash basin, WC and double ended claw foot bathtub, with tiled flooring, tiled splash backs and a chrome heated towel rail









Outside

Blythe Cottage is set back from Hadley Street beyond a generous frontage, having a block paved driveway with parking for a number of vehicles. An oak framed **Car Port** provides additional parking as well as a useful shed, well tended lawned gardens are set to one side and steps rise to the front door of the property. There is gated access to one side leading to the rear garden

South Facing Rear Garden

Enjoying a pleasant open aspect, the rear garden backs onto the village primary school as well as overlooking pleasant views towards the church tower. Having been recently landscaped, the garden is laid to composite decking and paved terraces bordering shaped lawns, offering various areas for outdoor seating and entertaining. there are neatly stocked borders, the garden is safely enclosed with new fencing and walkways to either side of the property offer exterior storage space. There is exterior lighting to both the front and rear aspects, as well as exterior lighting and power to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 2014 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.