



DRAFT

41 Lovell Road, Yoxall, Burton-on-Trent, Staffordshire,
DE13 8QA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

41 Lovell Road, Yoxall, Burton-on-Trent, Staffordshire, DE13 8QA

£265,000

Set in the highly regarded village of Yoxall and enjoying a peaceful cul de sac location this well presented semi detached family home is available with the benefit of no upward chain and immediate vacant possession. The village of Yoxall provides a delightful lifestyle with a good choice of local facilities including a range of shops, pubs, a primary school and church. With the primary school feeding to John Taylor high school in Barton under Needwood, the location is particularly popular with families who also take advantage of the excellent road network which serves the area. To fully appreciate the accommodation on offer an early viewing would be recommended.

RECEPTION HALL

approached via an obscure UPVC double glazed entrance door with side screen and having laminate flooring, radiator and useful double doored under stairs storage cupboard.

LOUNGE

4.90m x 3.00m (16' 1" x 9' 10") having UPVC double glazed bow window to front with window shutters, further double glazed window to side, double radiator, feature fireplace and door to a LOBBY AREA with stairs leading off and access to:

DINING ROOM

2.90m x 2.65m (9' 6" x 8' 8") having UPVC double glazed sliding patio door out to the rear garden and radiator.

KITCHEN

2.90m x 2.10m (9' 6" x 6' 11") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit, built-in electric oven with four ring hob and extractor hood, space and plumbing for washing machine, space for fridge and freezer and dryer, tiled splashbacks and opening to:

CONSERVATORY

3.60m x 2.40m (11' 10" x 7' 10") UPVC double glazed windows and door to rear garden, laminate flooring and door to:

GARAGE CONVERSION

5.13m x 2.19m (16' 10" x 7' 2") converted from the former garage and having radiator and laminate flooring. Useful base storage units with preparation top above. Further door to rear.



FIRST FLOOR LANDING

having UPVC double glazed window to side, access to loft space and built-in cupboard housing the combination gas central heating boiler with timer control.

BEDROOM ONE

3.60m x 2.90m (11' 10" x 9' 6") having UPVC double glazed window to front with window shutters, radiator and built-in wardrobe

BEDROOM TWO

2.90m x 2.65m (9' 6" x 8' 8") having UPVC double glazed window overlooking the rear garden with window shutters, radiator and built-in wardrobe.

BEDROOM THREE

2.62m x 1.86m (8' 7" x 6' 1") having UPVC double glazed window to front with window shutter and radiator.

BATHROOM

having a suite comprising panelled bath with electric shower fitted over and glazed shower screen, close coupled W.C. and pedestal wash hand basin, ceramic wall tiling, radiator and obscure UPVC double glazed window.





OUTSIDE

The property is set back off the cul de sac with a tarmac driveway providing parking for a couple of cars. To the rear is an established private garden with patio seating area, lawn and fenced perimeters. Further rear patio space has been added to the right hand rear corner of the garden.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

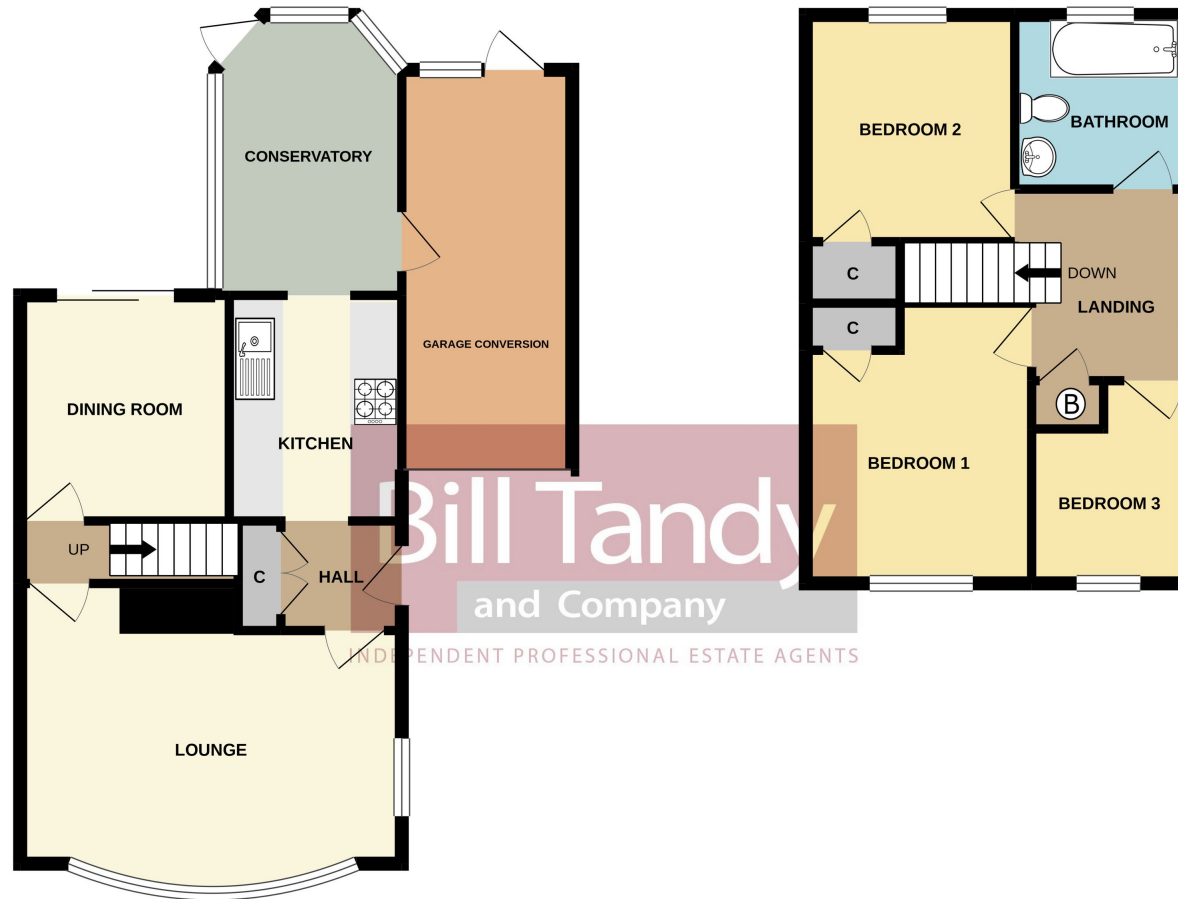


VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS