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38 Ferrers Road, Yoxall, Burton-on-Trent, Staffordshire,
DE13 8PS

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

38 Ferrers Road, Yoxall, Burton-on-Trent, Staffordshire, DE13 8PS

£290,000

Enjoying a prime spot in the popular village of Yoxall and with an end of cul-de-sac position, this superbly presented semi detached family home makes an ideal purchase. Its unusually wide plot gives ample scope for further extension or garage, however itself provides a lovely private garden seating area. Lying adjacent to Ferrers Field with countryside and far-reaching views, the property offers a well planned accommodation layout with a superb family dining kitchen and a charming sitting room with open fireplace. The first floor boasts a large master bedroom, two further good bedrooms and a family bathroom. The understandable popularity of Yoxall stems from its welcoming community which is well served by a local primary school feeding to John Taylor high school in Barton under Needwood. There is a range of local shops and pubs, and the excellent road network provides superb links to Lichfield, Burton, Derby, Tamworth and beyond. Available with vacant possession and the benefit of no chain, an early viewing of this fine property is strongly recommended.



UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via a half double glazed UPVC entrance door and having inner obscure UPVC double glazed door and side screen to:

RECEPTION HALL

having stairs leading off, useful coat store cupboard and door to:

CHARMING SITTING ROOM

4.85m x 3.32m (15' 11" x 10' 11") . the focal point of the room is provided by a brick open fireplace with quarry tiled hearth and open grate with timber mantel, coving to ceiling, double radiator, UPVC double glazed French door opens to the rear garden and two UPVC double glazed windows to same.

SUPERB FAMILY DINING KITCHEN

4.85m x 4.80m max (3.37m min) (15' 11" x 15' 9" max 11'1" min) a lovely family dining kitchen having extensive work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with swan neck mixer tap, integrated Neff electric oven with four ring gas hob and extractor hood, co-ordinated ceramic wall tiling, space and plumbing for washing machine and dishwasher, space for tumble dryer and American style fridge/freezer, low energy downlighters, two UPVC double glazed windows to front, space for family dining table, large walk-in under stairs storage cupboard, double radiator and laminate flooring.

FIRST FLOOR LANDING

being approached by an easy tread return staircase with half landing and having loft access hatch with pulldown loft ladder leading to partly boarded loft space housing the Viessman combination gas central heating boiler with wireless timer and thermostat.



BEDROOM ONE

4.85m x 3.36m (15' 11" x 11' 0") a lovely sized double room having two UPVC double glazed windows to rear with pleasant aspect to the village church, two double doored built-in wardrobes, coving and radiator.

BEDROOM TWO

2.84m x 2.71m (9' 4" x 8' 11") having UPVC double glazed window to front with views over Ferrers Field and beyond, radiator and coving.

BEDROOM THREE

2.85m x 2.06m (9' 4" x 6' 9") again having radiator and UPVC double glazed window to front with views as far as Lichfield cathedral spires and across to Ferrers Field.

BATHROOM

having a white suite comprising 'P' shaped panelled bath with curved shower screen and thermostatic shower fitment, pedestal wash hand basin and close coupled W.C., co-ordinated ceramic wall tiling, low energy downlighters and integral extractor fan, UPVC obscure double glazed window to side, chrome heated towel rail/radiator and mirrored vanity cabinet.



OUTSIDE

The property is set back off the road behind a tarmac and gravelled driveway providing parking for a couple of cars and lawned foregarden with mature shrubbery, outside cold water tap and a side gated entrance leads to the rear garden. The property has a wide plot at the end of the cul de sac with a lovely side garden with raised gravelled seating area and flower bed border. The garden is full of maturity with established shrubs, beautiful Camellias, fenced perimeters and further slabbed patio seating area, lawn and a good degree of privacy.

COUNCIL TAX

Band C.

ESTATE AGENCY ACT 1979

Please note that the vendor of this property is connected to Bill Tandy and Company and a declaration is hereby made.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

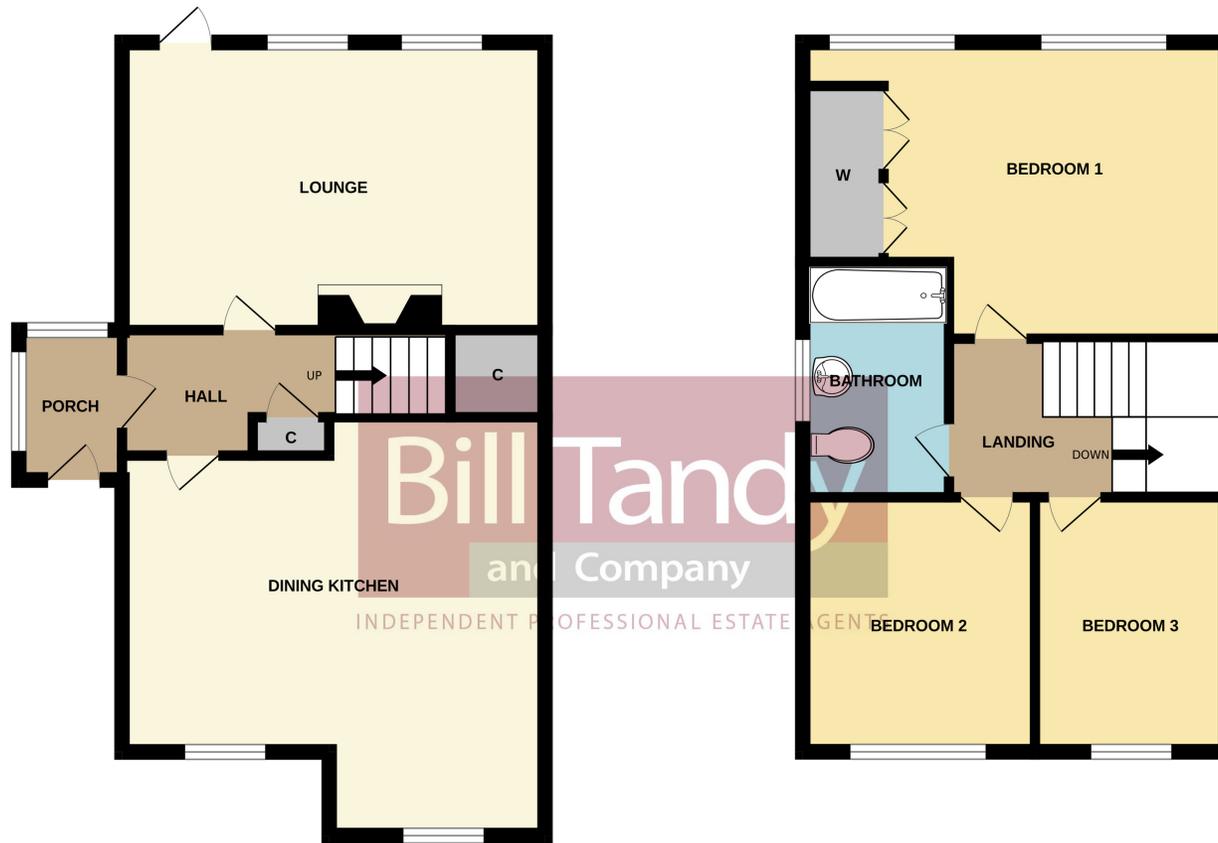
VIEWING

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.

GROUND FLOOR

1ST FLOOR



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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.
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