

Bill Tandy

and Company

55 Lightwood Road, Yoxall, Burton-on-Trent,  
Staffordshire, DE13 8QE

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 55 Lightwood Road, Yoxall, Burton-on-Trent, Staffordshire, DE13 8QE

# £375,000

Bill Tandy and Company are delighted in offering for sale this modern four bedroom detached home superbly located in the highly sought after village and popular village of Yoxall. Enjoying a quiet cul de sac setting the property offers open views to the front and is within walking distance of the village shops, public houses and church. Further amenities can be found in nearby villages, or the cathedral city of Lichfield, and there are excellent road networks nearby with the A38 and A515 trunk roads. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, comprises entrance porch, reception hall, lounge, separate dining room, kitchen, four first floor bedrooms and modern shower room. Outside there is parking to the front leading to the garage, gardens to the front and rear, and the property is offered with no upward chain.



### PORCH

approached via a UPVC double glazed entrance door flanked by windows to front and side and having electric heater, tiled floor and UPVC double glazed internal door opens to:

### RECEPTION HALL

having stairs to first floor, radiator and door to:

### DINING ROOM

4.26m x 3.26m (14' 0" x 10' 8") with UPVC double glazed window to side, radiator, recess with shelving, door to garage, useful under stairs storage cupboard and doors open to:

### GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE

4.52m x 3.64m (14' 10" x 11' 11") having UPVC double glazed French doors and windows overlooking the rear garden, gas fire and radiator.

### KITCHEN

3.64m x 2.12m (11' 11" x 6' 11") having double glazed windows to rear and side, double glazed door to side pathway, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset AEG oven and grill, four ring gas hob with extractor fan above and spaces ideal for fridge and dishwasher.

### FIRST FLOOR LANDING

cupboard housing the Viessman boiler, and further doors open to:



### BEDROOM ONE

4.78m x 3.29m (15' 8" x 10' 10") plus recess and having double glazed window to front, radiator, two sets of built-in double wardrobes and overbed storage.

### BEDROOM TWO

3.65m x 3.26m (12' 0" x 10' 8") having double glazed window to rear, radiator, vanity unit with inset wash hand basin and double wardrobe.

### BEDROOM THREE

3.86m x 2.43m (12' 8" x 8' 0") having double glazed window to front and radiator.

### BEDROOM FOUR

3.41m x 2.79m max (11' 2" x 9' 2" max) having double glazed window to rear and radiator.

### SHOWER ROOM

having two obscure double glazed windows to side, radiator, suite comprising pedestal wash hand basin with aqua boarding surround, low flush W.C and shower cubicle with shower appliance over.



## OUTSIDE

The property is superbly located on this highly sought after cul de sac and has lovely open field views to the front. There is a block paved driveway to the front providing parking and leading to the garage, and a shaped lawned foregarden with flower bed borders and hedged perimeter to the right hand side. To the rear of the property is a paved patio area, pond, shaped lawn, herbaceous borders and hard standing space for shed.

## GARAGE

5.83m x 2.42m (19' 2" x 7' 11") approached via an electrically operated roller shutter entrance door and having window to side and useful utility area with sink.

## COUNCIL TAX

Band E.

## FURTHER INFORMATION/SUPPLIERS

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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.

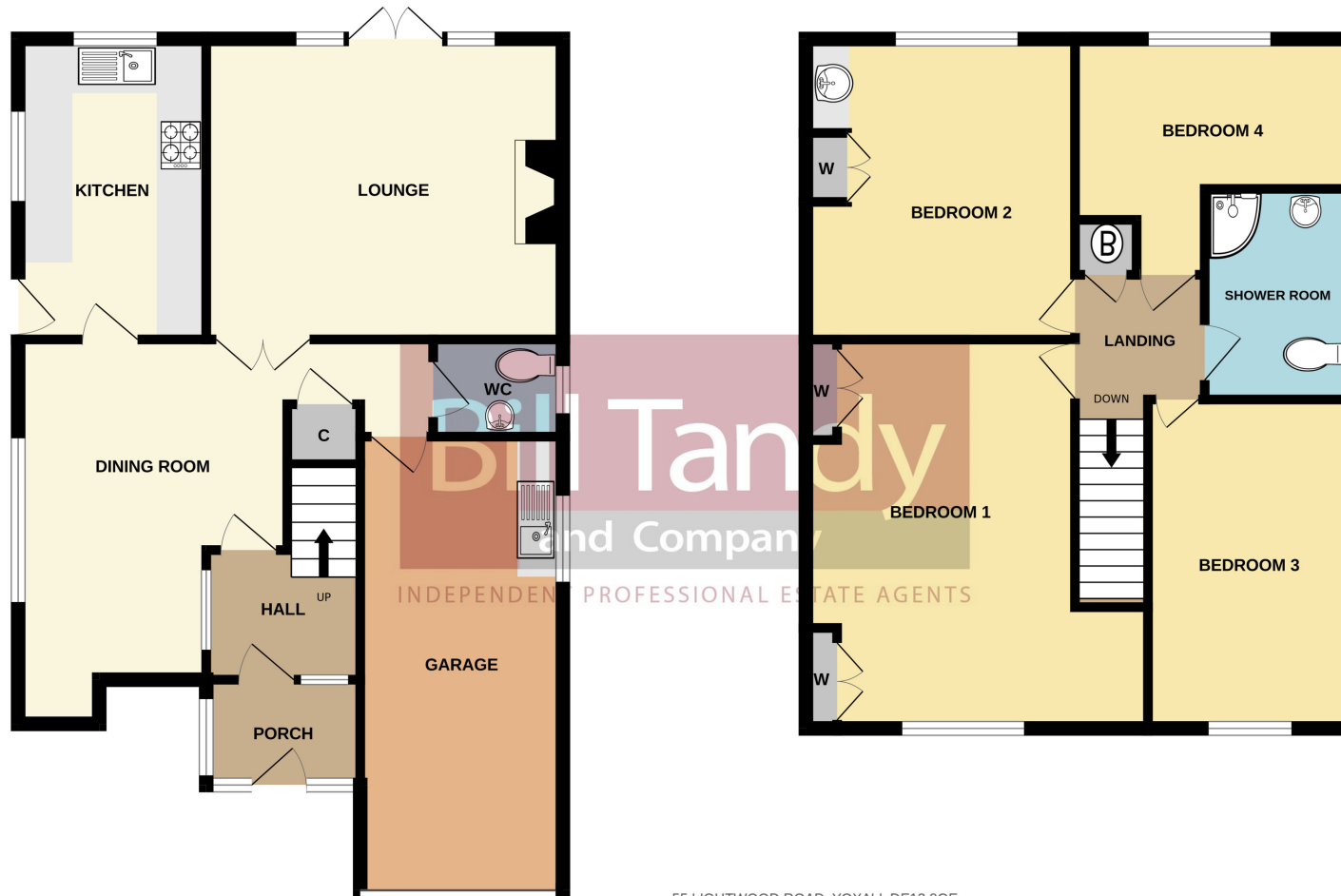
## VIEWING

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](mailto: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



55 LIGHTWOOD ROAD, YOXALL DE13 8QE

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 ©2024

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

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS