



For Sale

9 Savey Lane, Yoxall

**Offers In The Region
Of £425,000**

 **3**

 **2**

 **1**

DECEPTIVELY SPACIOUS 3/4 BEDROOM DETACHED HOUSE OFFERED WITH NO UPWARD CHAIN IN THE SOUGHT AFTER VILLAGE OF YOXALL.

Nestled in the heart of the highly desirable village of Yoxall, this characterful detached house offers a rare opportunity to create a bespoke family home. Offered with the advantage of no upward chain, this property is deceptively spacious and ready for your creative touch to modernize or extend to your exact specifications.

The ground floor features a bright, welcoming reception hall that flows into a generously proportioned lounge, seamlessly connecting to the garden via patio doors. A functional breakfast kitchen—complete with a separate utility—is complemented by a versatile dining room (or fourth bedroom), a dedicated study, and a convenient downstairs shower room.

To the first floor there are three light-filled bedrooms and a family bathroom. The master suite is a standout feature, boasting a substantial storage area primed for conversion into a luxurious dressing room or private ensuite. Outside, the property is framed by a generous driveway providing ample off-road parking, while the private, south-facing rear garden serves as a tranquil sun-drenched retreat.

Situated in the sought-after village of Yoxall, this home is well placed for an excellent range of amenities—including a health centre, shops, Post Office, St Peter's church, and two pubs—all within walking distance.

Enjoy countryside views and direct access to rural walks from your doorstep. The location is ideal for leisure, with Hoar Cross Hall, The Deer Park Farm Shop, and the FA's St George's Park just minutes away. Local gyms, golf, and country clubs are easily reached in Wychnor,

Rebecca Adams

0771 5763563

Rebecca@ThePropertyExperts.co.uk



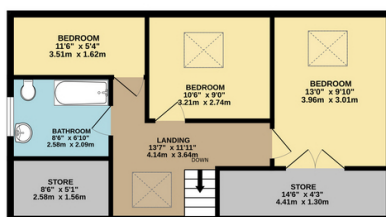
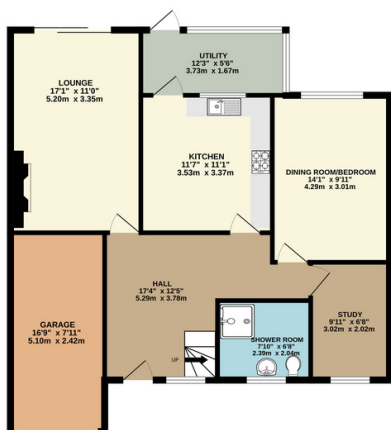
The Property Experts UK

01283268269



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1472 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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- 3/4 BEDROOM DETACHED DORMER BUNGALOW
- NO UPWARD CHAIN
- POTENTIAL TO MODERNISE/EXTEND
- SOUGHT AFTER VILLAGE LOCATION
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- PRIVATE SOUTH FACING REAR GARDEN
- LARGE DRIVEWAY & GARAGE

