

Dunstall Cross

Dunstall, Burton-on-Trent, DE13 8BJ



Offered to market with no upward chain and offering fantastic potential for modernisation, this three-bedroom semi-detached home offers spacious accommodation and enjoys a fantastic garden plot, with open views to both the front and rear.

Guide Price
£250,000



John German

Situated on the outskirts of the small East Staffordshire village of Dunstall, this attractive and traditional semi-detached property presents tremendous potential for modernisation and extension (subject to permissions), enjoying both a sizeable rear garden, and open views over fields to the rear.

The property is set back from the road with a good sized driveway and adjacent lawned front garden. The UPVC double glazed door opens into the entrance hallway where stairs rise to the first floor and doors lead off to the downstairs rooms.

The lounge/diner is a fantastic size, with wall mounted electric heater and central light point, it enjoys the benefit of dual aspect double glazed windows to the front as well as rear.

Comprising of predominantly base level units with work surfaces over, the kitchen has a sink and drainer unit and wall mounted extractor with external door giving access out to the rear. There is also a useful pantry/utility space, with plumbing and drainage for a washing machine.

Adjacent to the stairs is a useful downstairs WC.

The first floor landing has doors off to the three bedrooms and family bathroom, with bedroom one being a generous double enjoying far reaching country views as well as built-in alcove storage.

The other two bedrooms are also very well proportioned and offer the same fantastic views to both the front and rear respectively.

Completing the accommodation is the bathroom, with tiled walls and a suite hosting panelled bath, low level WC and pedestal hand wash basin.

Outside, the property enjoys a superb rear garden, laid predominantly to lawn with patio to the immediate rear, there is also a greenhouse, sizeable shed and outbuilding providing useful storage space.

This property offers excellent potential for modernisation and extension (subject to permissions) and early viewing is advised to appreciate the fantastic countryside setting the property enjoys.

Note: It is understood there is no mains gas at the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environmental-agency; www.eaststaffsbcc.gov.uk/planning

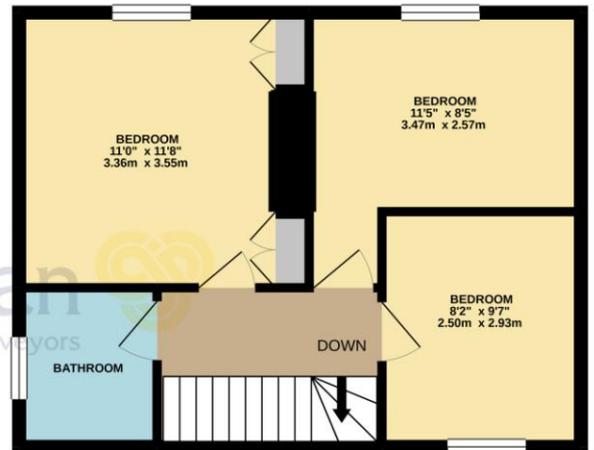
Our Ref: JGA/18062021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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