

# Forest Road

Burton-on-Trent, DE13 9TP



This superb character mid terrace offers a fantastic first time buy, with off road parking to rear, 2 reception rooms, fitted kitchen, 2 double bedrooms, a fabulous refitted bathroom and attractive gardens.

£145,500

John German 

Enjoying a superb non-estate position and located in a favourable school catchment area is this impressive traditional mid terrace home. It would appeal to first time buyers and investors, with the added bonus of off road parking to the rear.

Set back behind a small front garden, a front entrance door opens into a high ceilinged dining room with a focal chimney breast housing a living flame gas fire and surround. A bay window overlooks the front enjoying an open aspect over woodland.

An inner hall has a useful under stairs cupboard and a door leading to the cosy lounge that overlooks the rear and has a door off to the stairwell.

The smart fitted kitchen is equipped with a range of attractive base and eye level units, work surfaces over incorporate a sink and drainer unit, integrated oven and hob plus space for further appliances. There are windows to the side and rear plus an outer door.

On the first floor are two double bedrooms, the master is a particularly impressive spacious room with a storage cupboard. Both are served by the stunning, upgraded family bathroom that has been refitted with a suite comprising glazed double shower cubicle, panel bath, pedestal wash hand basin and WC. There is attractive contemporary tiling, a tall ladder radiator and windows to the side and rear.

To the rear is a long rear garden having a good sized lawn with planted display borders and a side path leading to a paved patio, ideal for outdoor dining. A rear gate opens to a gravelled driveway providing parking for two vehicles, accessed via Fred Brewers Way.

We understand there is a shared entry across the rear of the property.

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

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

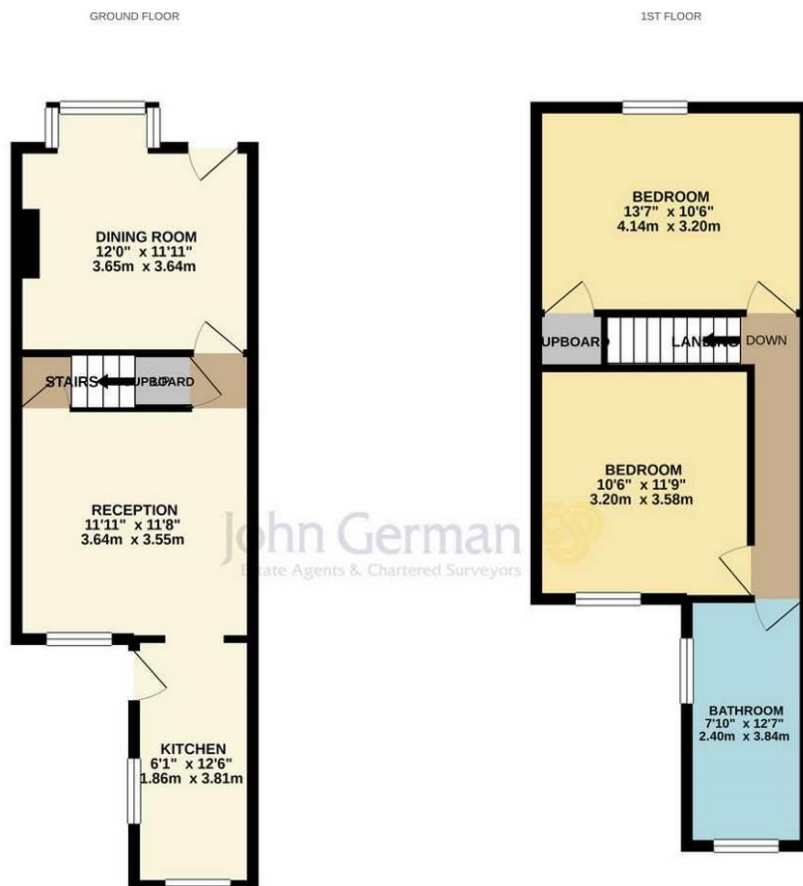
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/15092021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A



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		B4   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



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