



Substantially extended traditional family home with well-presented accommodation situated at the head of a cul de sac within walking distance to local amenities.

£210,000

Whether looking to move up or down the property ladder, viewing of this fabulous family sized home is strongly recommended to appreciate the generously sized ground floor accommodation, its condition and convenient location.

Situated in walking distance to several local amenities such as convenience shops (including Tesco Express mini supermarket), schools and public houses. The town centre and its wider range of amenities are also within easy reach and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed entrance door leads to the useful L-shaped porch which provides storage space and a door leading to the welcoming hall which has stairs rising to the first floor and doors leading to the impressive ground floor accommodation.

The spacious dining room provides room for additional soft seating and has both a set of French doors and patio doors leading to the wide sun/garden room that extends to the full width of the extended ground floor accommodation with French doors opening to the rear garden and a door to the downstairs WC.

At the front of the property is the extended lounge which has a wide bow window and shares a dual aspect chimney breast with the dining room.

Completing the ground floor accommodation is the fitted breakfast kitchen that has a range of base and eye level units with work surfaces and breakfast bar plus an inset sink unit set below the front facing window, fitted five ring gas hob, built in double oven and space for further appliances. A door leads back into the sun/garden room.

To the first floor the landing has a side facing window and doors leading to the three pleasant bedrooms, the rear facing master having a deep fitted wardrobe with sliding doors, and a refitted family bathroom which has a white contemporary suite with a fitted mixer shower and glazed screen above the panelled shower bath with complementary tiled splash backs.

Outside - To the rear a paved patio provides a lovely entertaining area leading to the garden laid to lawn which is enclosed to three sides and has a good sized shed.

To the front is a block paved frontage enclosed to three sides.

**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.

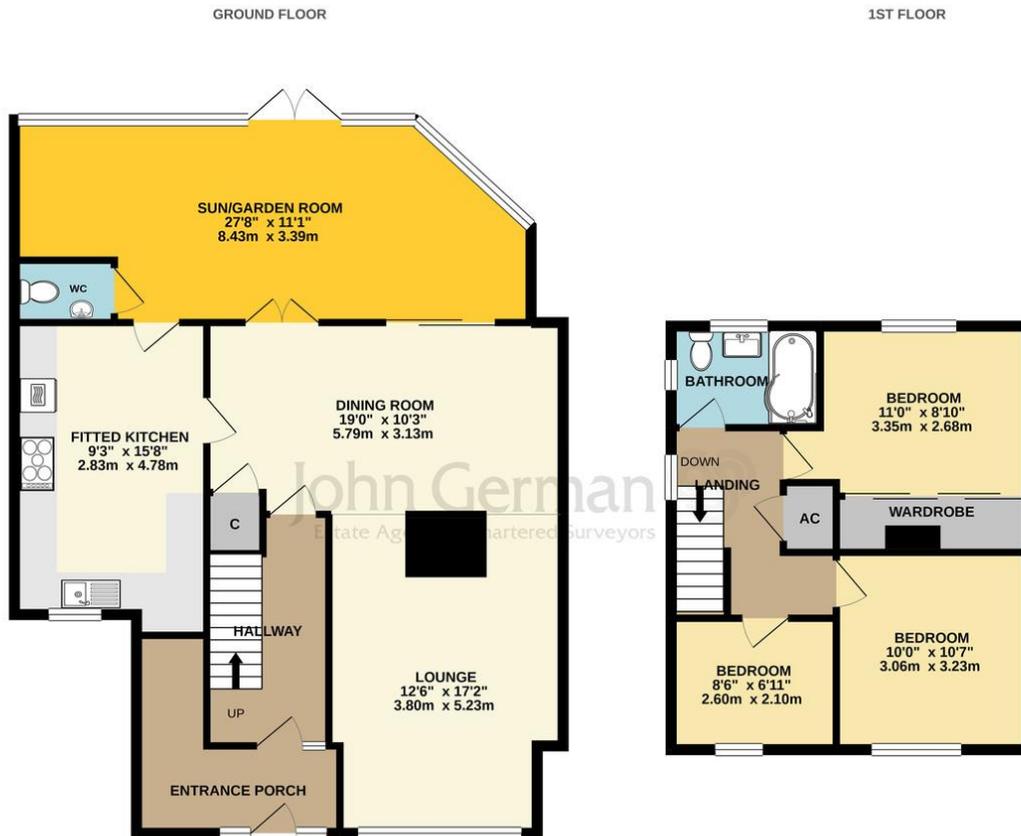
**Useful Websites:**

[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/01122021

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 67   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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