





rear, accommodation over three floors and a spacious garden.

£250,000



Lying upon this popular development this superb four-bedroom semi-detached family home has much to offer with accommodation spread over three floors. A pathway approach leads you to the entrance door with canopy porch above, this opens out into the welcoming reception hallway having staircase leading off, with the entrance into the open plan kitchen diner on the right-hand side.

The open plan kitchen diner is ultra-modern with an extensive range of high gloss wall cabinets that wrap around three walls with an integral oven, hob, extractor fan and American style fridge freezer. You will find a breakfast bar situated on the left-hand side of the kitchen which provides a great space for seating, additionally at the rear there is a spacious seating area which makes the perfect spot for a dining table with chairs. Beyond here there is a fantastic extension which has created the perfect versatile space for family time and entertaining guests with bi-fold doors at the rear which gives a superb view and access into the garden.

Finishing off the downstairs accommodation there is a downstairs WC with low level WC and wash basin along with a useful storage cupboard underneath the stairs.

To the first floor you will find three spacious double bedrooms and a family bathroom equipped with a bath, WC and wash hand basin. To the second floor is the master suite, which has extensive space together with the added benefit of its own private en-suite incorporating a separate shower cubicle, WC and wash hand basin.

Outside to the rear, the garden is partly laid with Astro turf with a fantastic extended decked area which makes the perfect spot for a summer seating area. To the front there is two allocated parking spaces providing parking for the property.

Tenure: Leasehold. 999 years from 1 January 2015.

There is a service charge of £150 per annum and a ground rent charge of £150 per annum.

**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.eaststaffsbc.gov.uk

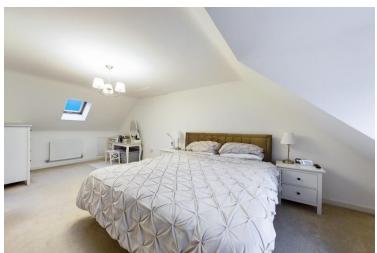
Our Ref: JGA/09112022

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

Band D



















Agents' Notes
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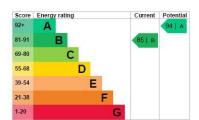
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