



Tastefully presented and immaculately maintained modern style semi detached home in a popular cul de sac on the edge of the town centre.

£200,000

An ideal first time buy, home move or buy to let investment, viewing and consideration of this delightful home is strongly recommended.

Situated on the edge of the town centre within easy walking distance to its amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and a multi screen cinema.

A part obscure double glazed entrance door opens to the lovely hall which has stairs rising to the first floor and doors leading to the ground floor accommodation and the guest's WC that has plumbing for a washing machine.

To the rear is the good sized lounge/dining room which extends to the full width of the property having a window and French doors opening to the garden plus a useful under stairs cupboard.

At the front is the fitted kitchen which provides space for a breakfast table with a range of base and eye level units with fitted work surfaces and inset sink unit set below the window, a fitted gas hob with stainless steel splash back and extractor over plus space for further appliances.

To the first floor the landing has a built in airing cupboard and doors leading to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom which has a white suite with a mixer shower and fitted glazed screen above the panelled bath complemented by tiled splash backs.

Outside - To the rear is a paved and blue slate shale patio leading to the wide garden which is laid to lawn with a further decked seating area, space for a shed and gated access to the front.

To the front is a grass border and tree plus a tarmac driveway providing parking. An additional allocated parking space is situated only a short walk away.

Notes:

There is a small annual charge for the maintenance of communal areas of a approximately £250.

Planning permission for the construction of 44 homes has been submitted on the wasteland behind 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.eaststaffsbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26012023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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