

The Wickets

Stapenhill, Burton-on-Trent, DE15 9HG

John 
German



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£140,000

A superb retirement bungalow in a popular development for the over 55's, with a wide range of amenities within walking distance. Highlights include a lovely L shaped lounge diner, a sunroom overlooking the gardens, refitted shower room and two bedrooms with fitted wardrobes.

Situated on a popular retirement development for the over 60's (over 55 if disabled) is this superbly presented modern bungalow in move into condition. The Wickets is well-placed for a wide range of amenities including doctors, dentists, pharmacy, Co-Op mini supermarket, Post Office and is also just a short distance away from Burton-on-Trent town centre.

Occupying a delightful position within the development, the front entrance door opens into the hall with doors leading off and a useful storage cupboard. The smart fitted kitchen has a range of base and eye level units with integrated induction hob with electric oven under, space for additional appliances (washing machine, fridge and freezer available by separate negotiation), double glazed window with views over the communal gardens and a wall mounted central heating boiler.

There is a spacious L shaped lounge diner with a window looking into the sun lounge and a wall mounted TV which is available by separate negotiation. A door leads off the airing cupboard and a further door leads to the inner hall. Off the lounge diner is the sun lounge which is a fantastic room to enjoy the communal gardens with a useful storage cupboard off and patio doors leading outside. The inner hall leads to two good sized bedrooms, the master having fitted wardrobes and views across the garden and bedroom two has fitted furniture with a window to the front. The refitted shower room has a wet room style shower with glazed screen, WC, pedestal wash hand basin, tiled walls and a window to the front.

The property has emergency pull cords and externally there is a plug socket, key safe and lockable letterbox. The Wickets complex has CCTV, a part time warden, a common room and a large car park surrounded by communal gardens.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We understand the lease commenced in March 1987 for a term of 999 years with a current monthly service charge of £220.20. This service charge does not cover maintenance for the sunroom. Further details available upon request.

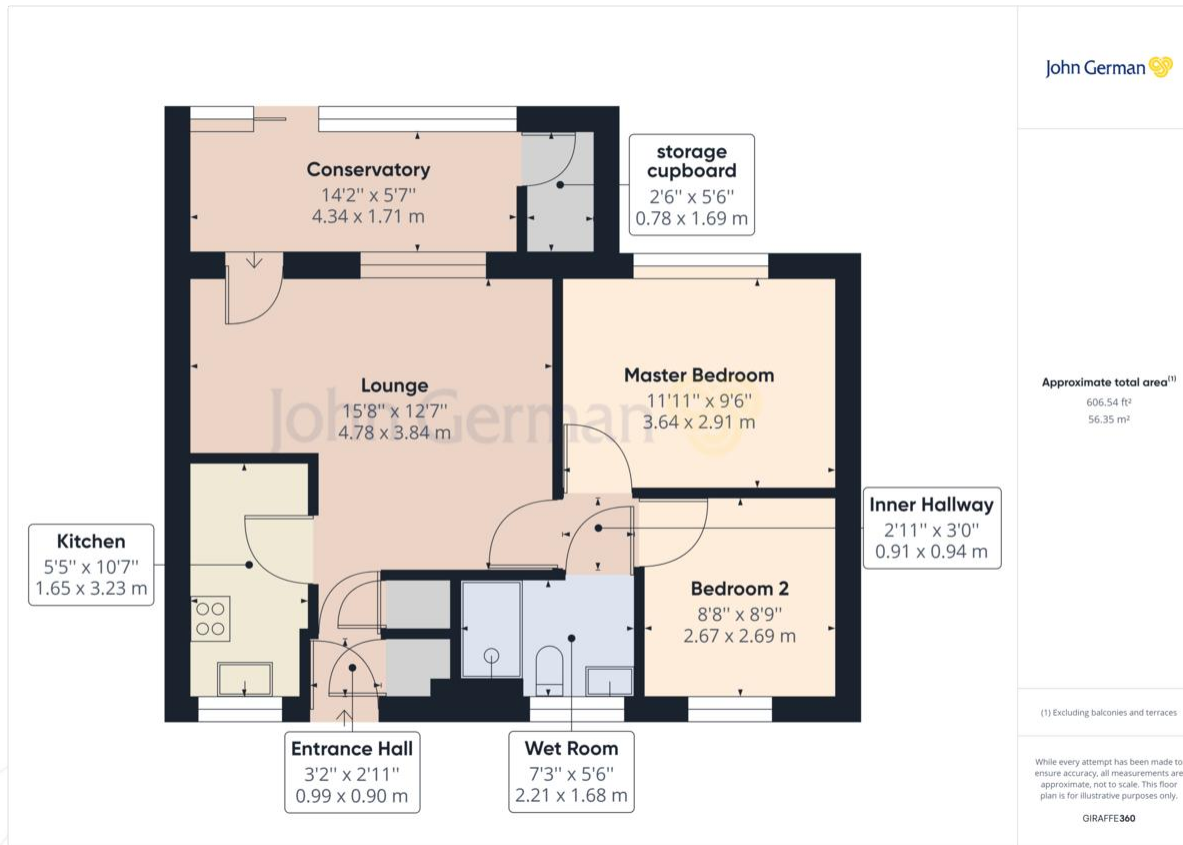
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.eaststaffsbc.gov.uk

Our Ref: JGA/01022023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B







Agents' Notes

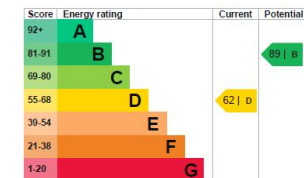
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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