



Well presented and maintained traditional home with generously sized accommodation including a stylish refitted dining kitchen. Occupying a good sized plot with ample parking in the popular area.

£205,000



For sale with no upward chain involved, viewing of this lovely traditional semi-detached home is strongly recommended to appreciate its size, including the conservatory, condition, and most notably the refitted dining kitchen and its lovely rear garden.

Situated in a popular area within close proximity to local amenities including Tynsel Parkes First School and shops. The town centre and its wide range of amenities are also nearby.

A tiled canopy porch with a uPVC part obscured double glazed entrance door and side light, leads to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

The comfortable lounge has a focal stone effect fireplace with display plinths and an open fire with a tiled hearth, plus a wide front facing window providing natural light.

The extremely stylish refitted dining kitchen extends to the width of the property, having an extensive range of base and eye level units including glass fronted display cabinets with fitted work surfaces and inset sink unit set below the window overlooking the lovely garden, fitted hob with an extractor hood over, built in double oven, plus an integrated dishwasher and fridge. Part glazed French doors open to the brick base and uPVC double glazed constructed conservatory providing further living space with a feature tiled floor, power points and French doors opening to the patio.

To the side is a useful porch/laundry which has space for appliances including a washing machine, storage space and doors to both front and rear elevations, plus a further door to the downstairs WC.

To the first floor, the landing has a side facing window providing light and a built-in cupboard housing the combination central heating boiler, plus doors leading to the three good sized bedrooms, each with built in storage and two that can easily accommodate a double bed.

The fully tiled family bathroom has a white suite incorporating a panelled bath with a mixer shower and fitted screen above.

Outside, to the rear, a spacious patio provides a lovely entertaining area, leading to the good-sized garden which is laid to lawn with a gravelled border, shrubs and space for a shed.

To the front is a wide driveway providing off road parking for several vehicles.

What3words: flagged.seducing.reserve

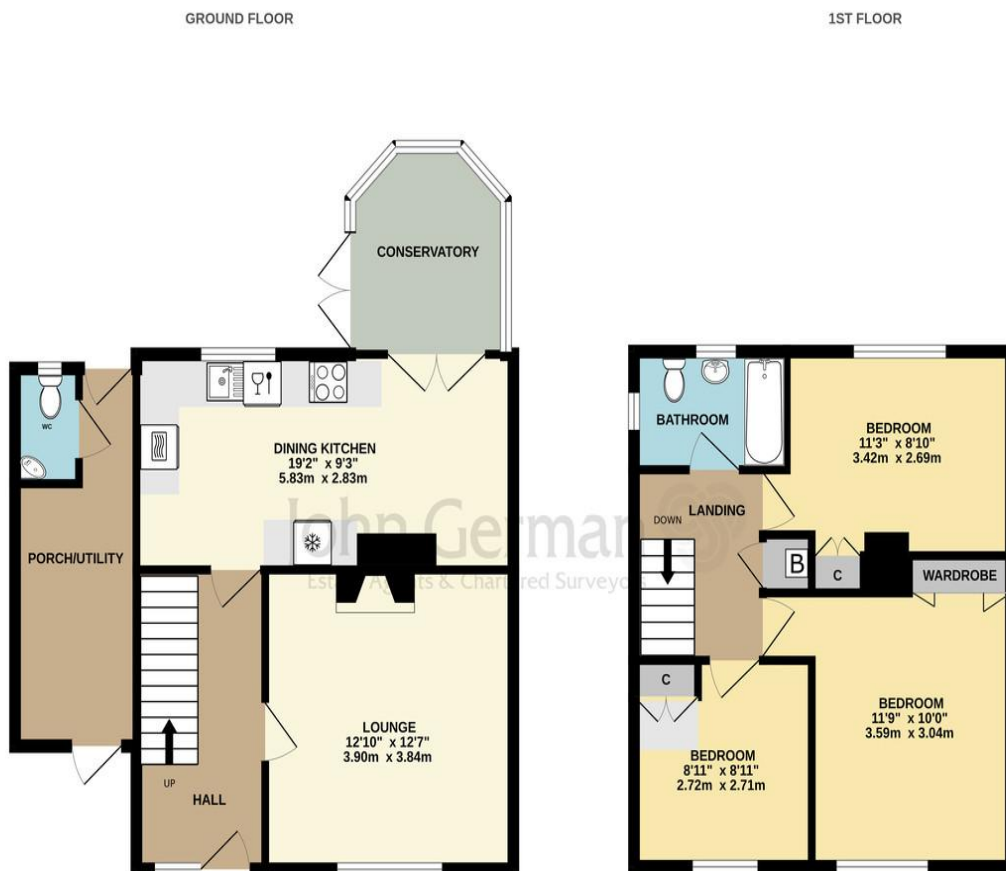
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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
[East Staffordshire Borough Council | \(eaststaffsbc.gov.uk\)](http://EastStaffordshireBoroughCouncil.gov.uk)

Our Ref: JGA/10072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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