

The Wickets

Burton-on-Trent, DE15 9HG

John 
German



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£120,000

A superb retirement bungalow featuring a substantially upgraded interior with highlights including an impressive kitchen with fitted appliances, wet room/shower room and two good sized bedrooms. All set in delightful communal gardens with residents parking and in walking distance to a wide range of shops & facilities.

Situated on the popular Wickets development in Stapenhill, handily situated in walking distance to a wide range of shops and facilities including Co-op store, doctors, dentist and post office. It is also in easy reach of Stapenhill Gardens for riverside walks and just a few minutes' drive away from Burton-on-Trent town centre. This really does offer the perfect retirement location.

Set in maintained communal gardens, a pathway gives access to a front entrance door which in turn opens into a hall. This opens into a spacious living/dining room with window framing views to front.

The highlight of the bungalow is an impressive, substantially upgraded fitted kitchen, equipped with a range of base and eye level units with work surfaces over, induction hob, eye level oven, fridge freezer, washer/dryer, sink and drainer unit and window framing views across communal gardens.

There is an inner hallway with doors giving access to two bedrooms and a wet room style shower room which has been refitted with a WC, wash hand basin and shower area.

The master bedroom is a double while bedroom two is a single, offering an ideal bedroom or separate tv or garden room, opening out onto communal gardens to rear.

The property is subject to a service/maintenance charge which is currently £225.35 as of 1st April 2024. Lease commenced 29/9/87 for 999 years with approximately 963 years remaining.

Agents note: The sale is subject to Grant of Probate.

Tenure: Leasehold (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

www.eaststaffsbc.gov.uk

Our Ref: JGA/13072023

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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Approximate total area⁽¹⁾
504.19 ft²
46.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



John German

129 New Street, Burton-on-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

