



Extremely well presented and improved semi detached home, suitable for a variety of buyer types with ample off road parking and a detached garage. Situated on a well regarded road within close proximity to local amenities.

£230,000



Suitable for anyone looking for their first home, to move up or down the property ladder and for a buy to let investment, consideration and inspection of this lovely traditional style home is recommended.

Benefiting from ample off road parking and a pleasant enclosed rear garden, there is also a useful carport and detached garage.

Situated on the popular road providing easy access both in and out of town, within close proximity of local amenities including schools and the Bramshall Road park, the town centre and its wide range of amenities are also easily reached.

A uPVC part obscured double glazed door with side light, opens to the welcoming hall having stairs rising to the first floor with a cupboard beneath and a door leading to the ground floor accommodation.

The good size lounge has a focal chimney breast with an inset cast log burner set on a slabbed hearth and a wide front facing window providing light.

The quality laminated wooden floor flows into the dining room where uPVC double glazed French doors and side lights open to the pleasant garden.

Completing the ground floor space is the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, fitted electric hob with an extractor over and oven under, plus plumbing for a dishwasher or washing machine, space for a fridge freezer and a uPVC part obscured double glazed door leading to the useful side carport.

To the first floor, the landing has a built in airing cupboard, a side facing window providing light and access to loft fitted ladder. Doors lead to the three bedrooms, two of which can easily accommodate a double bed and the front facing master having fitted wardrobes.

Finally, there is the fully tiled family bathroom which has a modern white suite incorporating a panelled bath with an electric shower over.

Outside, to the rear, a natural stone paved patio provides a pleasant entertaining area, leading to the garden which is mainly laid to lawn with well stocked bordered and a timber raised bed, useful shed plus gated access to the side carport.

To the front, a large block paved driveway provides ample off road parking with well stocked borders. The side carport not only provides further parking space, but also an ideal drying area all year round, leading to the detached garage which has power and also plumbing for a washing machine.

What3words: finishing.destiny.commutes

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/02082023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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