





A superb three storey town house offering plenty of space and ideal for a family buyer in a popular residential location. Set on a corner plot with an impressive kitchen/diner, spacious lounge, three good size bedrooms including master with en suite, garage, drive and gardens.

£260,000



Offering a fantastic family home with accommodation arranged over three floors is this superb end town house with all the benefits of a corner plot. Set behind a driveway, leading to an integral garage and a pathway leading up to the front entrance door which opens into a good sized hallway with useful understairs storage cupboard, stairs off to first floor and doors leading off.

The highlight of the ground floor is an impressive open plan dining kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, plenty of space for a dining table, window and French doors opening out to the rear garden.

Off the hallway there is also a guest WC with close coupled WC and wash hand basin and there is a useful internal door opening into the integral garage with an up an over front entrance door.

To the first floor, the landing with window to front has doors leading off to the master bedroom and a spacious first floor lounge with panel effect to one wall and window framing views across the rear garden.

The master bedroom is a generous double with fitted wardrobes providing storage and an en suite shower room with shower, pedestal wash hand basin.

To the second floor, the landing has doors leading off to two good sized bedrooms, both sharing a family bathroom with bath, pedestal wash hand basin and WC.

The garden to rear offers that perfect low maintenance garden with artificial lawn and paved terrace and a side entrance via gate.

We understand the property is subject to an estate management fee.

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 www.eaststaffsbc.gov.uk

Our Ref: JGA/07092023

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



















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.

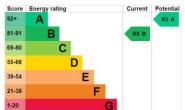
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.













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