



An extremely well presented end of terrace home that would make the perfect first home or ideal investment. The property has two dedicated car spaces and an extra parking pad designed for caravans or small cars. Conveniently located close to Eton park Junior school, local parks, shops and the A38.

£165,000



John German



As you enter the home you first come to a conveniently located downstairs cloakroom. The main living space is located at the front of the home, this spacious lounge benefits from neutral décor and double glazing windows.

The kitchen/diner extends the full width of the property and overlooks the rear gardens. The kitchen itself is fitted with a contemporary range of grey gloss units complemented by contrasting worktops and built in oven, hob and extractor hood. There is a separate breakfast bar with storage plus space for further appliances. Through patio doors you enter the rear garden, that is low maintenance and includes Astro turf, paved patio and a storage shed.

On the first floor there are two double bedrooms served by a sparkling modern bathroom consisting of a shower over the bath, sink and WC plus contemporary wall panelling.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced April 2016 for 999 years. Ground rent £150 per annum. Service charge £150 per annum.

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

Our Ref: JGA/15092023

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

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Approximate total area⁽¹⁾

576.71 ft²

53.58 m²

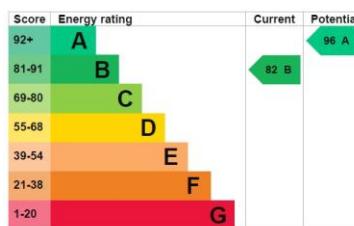


(1) Excluding balconies and terraces

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











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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.

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