



This beautifully presented three bedroom semi detached home is ready for its new owners to call it home. Located in a quiet cul de sac, this home is jam packed full of features and move in ready. With off street parking and a large rear garden this property is sure to be popular and is located close to Queens hospital, local parks and schools.

No upward chain.

£235,000

John German

Set under a canopy porch, the front door opens into the hallway with stairs leading off and a door to the lounge.

The light, bright and spacious lounge is beautifully decorated with a panelled media wall, Karndean style flooring and a large bay window to the front.

A door from the lounge leads to the excellent sized kitchen/diner with the same flooring underfoot, a modern panelled wall and natural light flooding in courtesy of the French double doors and full height windows either side that overlook and lead out to the rear garden. The kitchen itself is fitted with wall and base mounted units with work surfaces over incorporating a sink and drainer unit, integrated gas hob with oven under and extractor hood over, microwave and space and provision for a washing machine and fridge freezer. There is ample space for a dining table and chairs.

There is also a downstairs cloakroom and WC with wash hand basin, located between the kitchen and lounge.

Upstairs, there are three bedrooms and the family bathroom. The master is a fantastic size and benefits from fitted wardrobes. The further two bedrooms are also a good size, with fitted storage (in the third bedroom), both with windows to the front. There is additional storage in a full size airing cupboard on the landing space.

All three bedrooms are serviced by the family bathroom which consists of a large shower, separate bath, WC and wash hand basin.

The private sunny rear garden backs onto green space and is laid mainly to lawn with planted borders and a fantastic, large decked area to one side with ample space for outdoor furniture and a shed.

To the front is a small path leading to the front door with screening hedges and to the side is a long driveway with ample parking for several cars.

Agents note: We understand there is a Green space charge of approximately £12 per month.

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

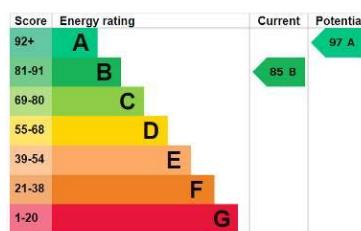
www.eaststaffsbc.gov.uk

Our Ref: JGA/13092023

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













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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.

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.