

Malvern Avenue

Stapenhill, Burton-on-Trent, DE15 9EA

John
German







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£250,000

An immaculately presented semi detached character property that is jam packed full of features including off road parking for multiple cars, a large rear garden and renovated kitchen. The property is well located close to local schools, eateries and shops.

As you pull up to the home you first see the driveway which can fit two/three cars and the well maintained front garden. As you enter the front door into the main hallway you will find the lounge on the right hand side that has a feature fire place, timber look floors and neutral décor.

Across the rear the kitchen and dining room have been opened up into a lovely open plan area, the kitchen has been stylishly renovated and has a high gloss range of overhead and undercounter storage units, complemented by smart worktops and feature tiling plus a selection of in built appliances. The dining space overlooks the rear gardens has a large double door to access it.

The rear gardens are very generous and feature a large lawn area, summer house, mature garden beds and low maintenance gravel garden beds.

The first floor consists of two secondary bedrooms, master bedroom and bathroom. The master bedroom is very generous, has neutral décor and a large bay window with great natural light. The first secondary bedroom is a generous size, has neutral décor, carpets and has great natural light. The third bedroom is smaller and would make an ideal children's bedroom or office.

The contemporary tiled bathroom features a WC, sink with storage below and a bath with an overhead shower.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick and tile

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

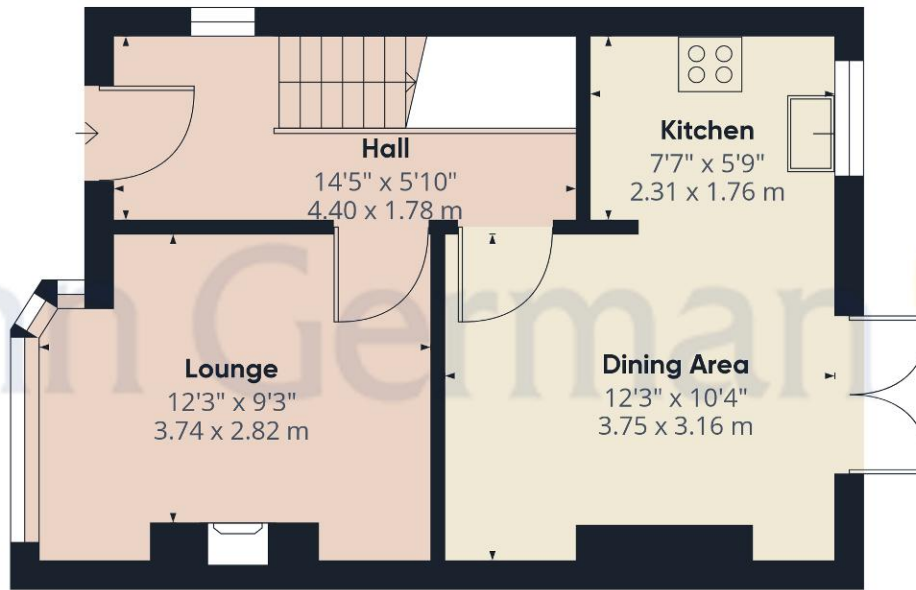
www.eaststaffsbcc.gov.uk

Our Ref: JGA/11012024

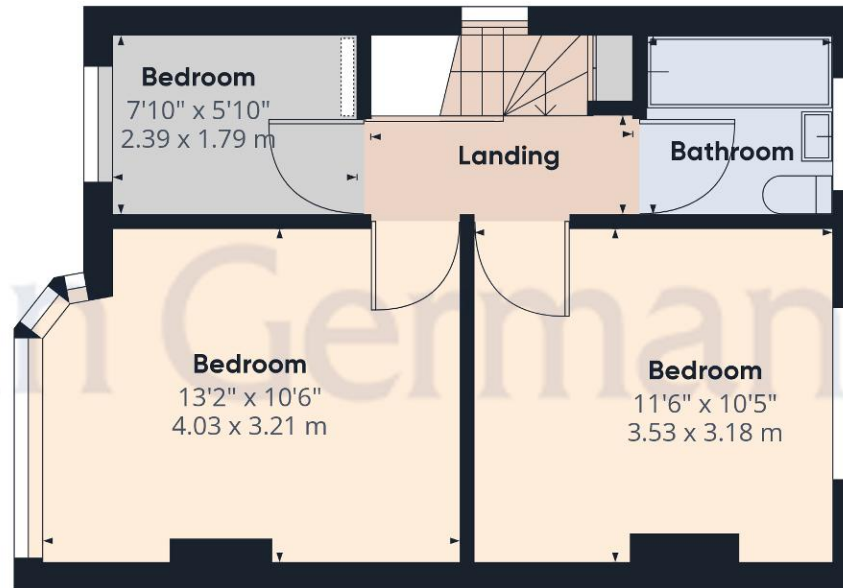
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Ground Floor



Floor 1

Approximate total area¹⁾

751.17 ft²

69.79 m²

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.

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Agents' Notes

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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