

Dart Close

Burton-on-Trent, DE15 9LR



A brand new development of 3 bedroom, 2 bathroom terrace homes that will make the perfect first homes or an additional property for a savvy investor. Completed to the highest standard and full of features including solar panels, off street parking and generous gardens.

£240,000

John German 

Located in the heart of Stapenhill these properties are in close proximity to local schools, pubs, eateries, the river and has great transport links.

The complex itself has two allocated parking spots for each home.

As you enter the property into the main hallway you will find the open plan living/kitchen/dining room, this light filled room is generous in size and has access to the rear gardens are through double doors. There is also a conveniently located cloakroom in this area. The kitchen comes complete with cabinetry and a selection of appliances.

The first floor consists of a master bedroom with ensuite which consists of a shower, sink and WC.

The second bedroom is a fantastic size and is serviced by a family bathroom which features a bath with overhead shower, WC and sink.

The second floor features a very large third bedroom or office.

A list of inclusions are below for the development:

- Kitchen units
- Bathrooms
- Garden fencing and patio
- Painted white throughout
- Solar panels

Optional extras are:

- Kitchen white goods
- Colour painting
- Turfing
- Carpets and flooring

The developer would like us to take a £1000 deposit, completion is looking like it should be the end of April.

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

Property construction: Brick **Parking:** 2 parking spaces

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: Fibre

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 B

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

Our Ref: JGA/08022024

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Agents' Notes

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AWAITING EPC MEDIA

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