



A superb semi detached, well presented throughout and ready to move into with a smart modernised kitchen, large conservatory and refitted family bathroom together with garage and driveway.

£220,000

Situated in a popular location and beautifully presented throughout with a contemporary feel is this semi detached family home with the benefit of a driveway and garage. The house is set well back from the dose with a lawned front garden.

The front entrance door opens into the hall with door leading into a smart refitted kitchen equipped with a range of base and eye level units in a white gloss finish with integrated appliances including oven, hob and fridge, spotlights and LED lights within the plinth boards creating a stylish kitchen. A window frames views to front.

There is also a useful internal door into the integral garage which has an up and over front entrance door and a useful utility area with space for additional appliances, however, this could easily be removed so the garage could be used to home a car.

The lounge diner is spacious, across the full rear width of the property with staircase rising off to the first floor landing and window and door opening through into a large conservatory. The conservatory has views across the rear garden and door opening out to side.

To the first floor, the landing has doors leading off to three good size bedrooms which all share a smart modern family bathroom fitted with a suite comprising fitted vanity units with wash basin and concealed cistern WC, P shaped panelled bath with shower over and shower screen.

The garden to rear features a deck ideal for outside dining, shaped lawn and side entrance via gate.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

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

Broadband type: FTTC

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.eaststaffsb.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28022024

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John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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