



A ground floor maisonette with an attractive large garden, gas central heating and uPVC double glazing in a highly convenient location.

£120,000



A uPVC double glazed entrance door leads directly into the hallway which has a laminate floor and useful built in storage cupboard. Off this is a spacious lounge with decorative fireplace and surround, again laminate flooring and front facing window.

Doors lead from the living room straight into the kitchen which is neatly fitted with a range of modern base and wall cupboards, surmounted by worktops with inset stainless steel sink, mixer tap and tiled splashbacks. There is a further inset electric hob with splashback and extractor hood over, together with built in electric oven and integrated dishwasher, further appliance space with plumbing for automatic washing machine and cupboard housing the wall mounted gas fired boiler. The kitchen has a tiled floor and door leading directly out to the rear garden.

Off the hallway there are two excellent double bedrooms, each with wardrobes, served by a modern bathroom having a bath in tiled surround, shower over and curtain, low level WC and pedestal wash hand basin.

Outside, the property is set back in a crescent behind a lawned front garden with side pedestrian access and gate to the lovely and good sized rear garden having spacious patio area, extensive lawns with borders, apple blossom tree and two very useful brick storage sheds.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced April 2000.

Ground rent: £10 per annum

Service charge: £162,95 per annum

Property construction: TBC

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

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 A

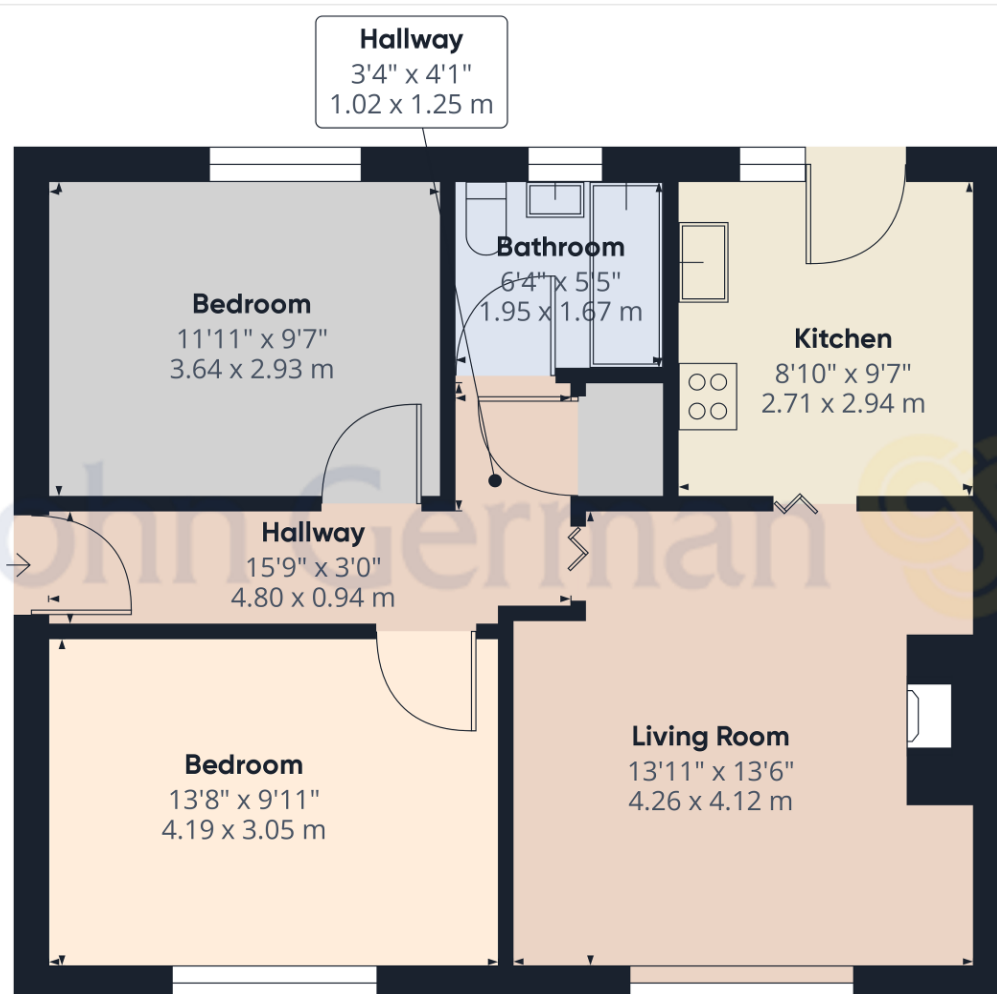
Useful Websites:

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

www.eaststaffsb.gov.uk

Our Ref: JGA/17042024

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Approximate total area⁽¹⁾

627.11 ft²

58.26 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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