



John German & Co



Nestled in the heart of Brizlincote Valley is this well positioned, end of terraced home on Meynell Close. Having an open plan ground floor and two good sized bedrooms, this is a brilliant opportunity for first time buyers and investors alike.



£164,950

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The property has the benefit of a newly installed boiler and recently replaced double glazing.

Briefly comprising of an entrance hallway to front which allows access to the open plan living room/kitchen. The living space is a brilliant size with a door leading to the rear garden. The kitchen has matching wall and base units with base level electric oven, four ring induction hob and cooker hood above. The spiral staircase then takes you to the first floor.

Off the first-floor landing, this home offers two bedrooms and a family bathroom. The master bedroom has built in wardrobes and is a brilliant size. The family bathroom is fully tiled and has a bath with shower above, low level flush WC and a wash hand basin.

Due to the position of this property which is at the bottom of the cul de sac, the home enjoys an extensive driveway to the front which is fully block paved and allows for ample off-street parking.

To the rear, the garden enjoys a patio space with a step leading on to a good sized lawned area. The home also boasts space to the side which houses a shed and allows access to the front.

Meynell Close is situated on the popular Brizlincote Valley in the vibrant town of Burton. The home is perfectly located to make full use of the local amenities which includes a wide range of shopping options, from high street stores to independent boutiques. The Octagon Shopping Centre and Coopers Square Shopping Centre are popular retail destinations. The area is well served with good schools, Violet Way Academy & Paulet High School are all within walking distance / a short commute. Burton is well-connected by road, with easy access to major routes such as the A38, A50, and A511, facilitating convenient travel to nearby cities like Derby, Nottingham, and Birmingham.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Cable

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

Our Ref: JGA/03072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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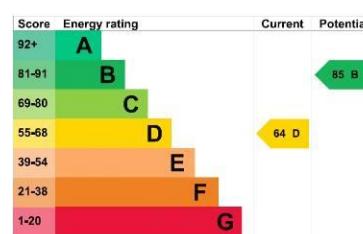
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