



Enjoying a lovely cul-de-sac location is this detached three bedroom family home, set behind a driveway front garden and good sized rear garden with spacious lounge and dining kitchen. Offered for sale with the advantage of no upward chain.

Offers Over £200,000



Situated in an established residential location enjoying a lovely cul-de-sac position is this detached family home, well placed for schools for all ages and available for sale with the advantage of no upward chain.

Set behind a block paved drive and a lawn front garden with a side entrance door opening into the hallway having staircase off to first floor and doors leading off.

The lounge occupies the full front width of the property with a lovely bow window providing views to front together with a fire surround providing the focal point.

The dining kitchen is fitted with a range of base and eye level units with space for appliances, wall mounted gas central heating boiler and window and door opening out to the rear garden. There is also a good size and very useful understairs storage cupboard.

To the first floor, the landing has a storage cupboard and doors leading off to three bedrooms. The master is a particularly good size double with plenty of space for a bed, wardrobes and bedroom furniture. A window frames views to rear.

Bedroom two is also a double, while bedroom three is a comfortable single.

All three bedrooms share a family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a side entrance via gate.

Agents note: The property is not registered on Land Registry.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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.eaststaffsbc.gov.uk

Our Ref: JGA/21082024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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