



Well presented and maintained traditional style detached home suitable for a variety of potential buyers, occupying a lovely plot and position on the sought after road.

Offers in the region of £290,000



John German



Whether looking to move up or down the property ladder, viewing and consideration of this lovely well proportioned home is strongly recommended. Occupying a lovely plot enjoying a degree of privacy and benefitting from a westerly facing enclosed rear garden, ample parking and a detached garage. Situated on the highly regarded and sought-after road in the popular area providing easy access to both local amenities and the town centre with its wide range of facilities.

A uPVC part double glazed enclosed porch opens to the welcoming hall which has an original wooden floor and a side facing window providing natural light, plus stairs rising to the first floor with a useful understairs cupboard.

The comfortably sized lounge has a focal fireplace with a coal effect gas fire and cast grate with decorative ceramic tiled inserts, plus a wide front facing window providing natural light.

Extending to the full width of the home at the rear is the fitted dining kitchen having wide uPVC double glazed French doors opening to the garden and a further part double glazed door to the side. There is a range of base and eye level units with fitted worksurfaces, an inset sink unit set below the window overlooking the garden, a fitted electric hob with extractor hood over and electric oven under, an integrated dishwasher and space for further appliances.

To the first floor, the pleasant landing has a side facing window and a fitted airing cupboard, plus doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and have fitted wardrobes. Bedroom three also has built in storage above the over stairs bulkhead.

Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with an electric shower over, and the separate WC.

Outside to the rear, a westerly facing spacious block paved patio provides a lovely seating and entertaining area leading to the garden which is laid to lawn with well stocked borders. There is a solid constructed timber pergola with lighting which houses the hot tub included in the sale.

To the front is garden also laid to lawn with well stocked borders containing a variety of shrubs and plants and a block paved path from the pedestrian gate to the porch. Wrought iron double gates open to the block paved driveway providing ample off-road parking, to the detached garage which incorporates a gardeners WC, having an up and over door, power and light and a personal door to the garden.

**What3words:** spare.ramps.hazel

**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 & garage.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11092024

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Approximate total area<sup>(1)</sup>

1259.05 ft<sup>2</sup>

116.97 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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

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RICS

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naea  
propertymark  
PROTECTED

The Property  
Ombudsman

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