

Redwood Drive  
Burton-on-Trent, DE15 9HL



Offering a fantastic first home is this lovely two bedroom property having a driveway and carport, lovely rear garden, spacious lounge and fitted dining kitchen set in a convenient location.

£175,000



John German 

Situated on the popular Brizlincote Valley is this lovely two bedroom home offering a fantastic opportunity for those looking to get on the property ladder. Set in a convenient location that is close to schools of all ages, a convenience shop plus within easy reach of Burton's town centre.

Set behind a lawned front garden and long driveway that gives access to a spacious side carport. Step inside the entrance porch which offers useful space for coats and shoes. A door opens into the spacious lounge with staircase off to the first floor, a focal point gas fire and a front facing window.

Across the rear width of the home is an attractive dining kitchen equipped with a range of base and eye level units with work surfaces over having an inset sink and drainer plus space for appliances. There is also space for a breakfast/dining table and a rear facing window. A door open to the rear garden that has a terrace ideal for outdoor dining, a shaped lawn, established borders and a useful timber shed having power.

On the first floor are two good sized bedrooms both sharing the bathroom having a bath with shower over, pedestal wash hand basin, WC and a useful built in storage cupboard.

**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 & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Storage heater and gas fire

(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 B

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

**Our Ref:** JGA/12112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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