


# Redwood Drive

Burton-on-Trent, DE15 9HL



John German 



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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.

£170,000



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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

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		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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