



John German

Well maintained and presented modern mid terrace with off road parking to the rear, suitable for a variety of potential buyers, for sale with no upward chain involved.

£150,000



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Whether looking to make your first step onto the property ladder, to downsize or for a buy to let investment, viewing of this lovely modern home is strongly recommended. Well maintained by the current owners since new, the home is ready to be moved into.

Situated within easy reach of local amenities and the town centre with its wide range of facilities.

A uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor.

To the front of the home is the fitted kitchen providing space for a dining suite having a range of base and eye level units with work surfaces and an inset sink unit set below the window, fitted gas hob with extractor over and electric oven under, plumbing for a washing machine and additional appliance space.

To the rear of the home, the lounge extends to the full width of the property, having wide uPVC double glazed French doors overlooking the garden and providing direct access to the patio.

Completing the ground floor space is the fitted WC, which has a white two piece suite.

To the first floor, the landing has a built in airing cupboard housing the combination central heating boiler and doors leading to the two double bedrooms, both extending to the full width of the home and with built in storage.

Finally, there is the fitted family bathroom which has a white suite with complimentary tiled splashbacks incorporating a panelled bath with a mixer tap and shower attachment.

Outside to the front there is a garden laid to lawn. To the rear, the enclosed garden has a patio leading to the lawn with gated access to the adjoining parking area, approached via a private cul de sac.

**Agents note:** There is a monthly maintenance charge of £10

**What3words:** bluffs.these.dispanded

**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:** Parking area

**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/>

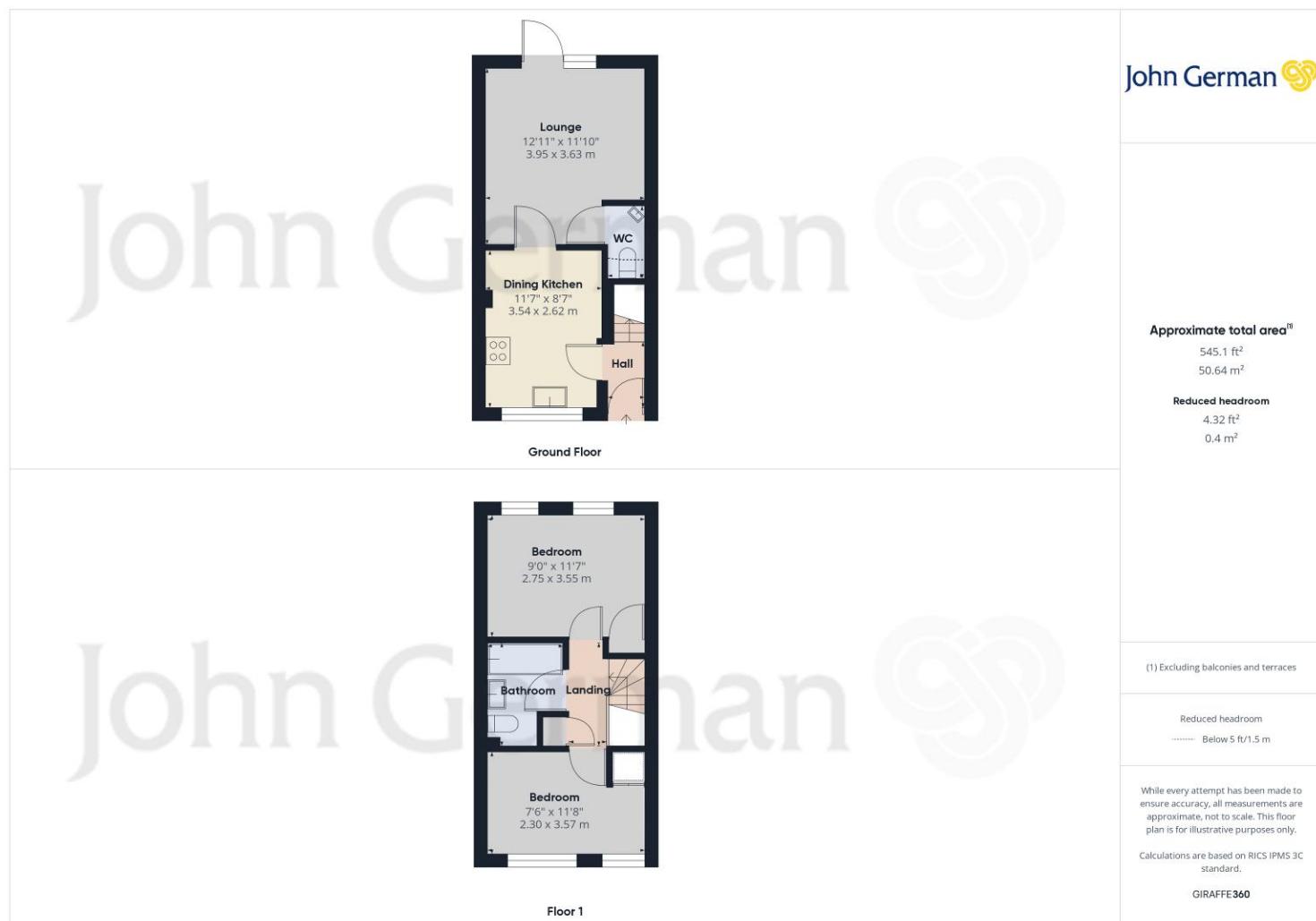
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

**Our Ref:** JGA/16122024

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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