

Woods Lane

Stapenhill, Burton-on-Trent, DE15 9EE



Offering a fantastic first time buy in an established residential location is this lovely mid terrace home, beautifully presented and ready to move into. Highlights include two reception rooms, fitted kitchen, utility room, two large bedrooms plus first floor bathroom and long rear garden,

£160,000



John German 

Situated in Stapenhill and handy for a wide range of amenities including being in easy walking distance to a Co-op store, popular pubs, doctors, pharmacy and just a short stroll away from Stapenhill Gardens with riverside walks. Burton-on-Trent town centre is also within easy reach.

Set behind a small front garden, the front entrance door opens into a lovely lounge having a window to front and a fire surround providing the focal point and adding a character feel.

A door leads through to an inner hall having a useful understairs storage cupboard and an opening into a spacious sitting/dining room which has stairs to the first floor landing and window to rear.

From here, a door leads to the fitted kitchen which is equipped with a range of base and eye level units with worksurfaces over, space for appliances, window to side and door to a useful utility room with space for additional appliances and side door opening out to the rear garden.

To the first floor, the landing leads to two good size bedrooms. The master is a spacious double with built in wardrobe and window framing views to front. Further along the landing is a good size second bedroom with window framing views to rear.

The bathroom comprises panelled bath with shower over, pedestal wash hand basin and WC.

Outside to the rear, there is a long garden with artificial lawn offering fantastic outdoor space. At the bottom of the garden there is a lovely workshop/summer house. Buyers should also note that number 13 has access across a neighbouring property for rear entry, and number 12a has access across number 13.

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: On road

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/>

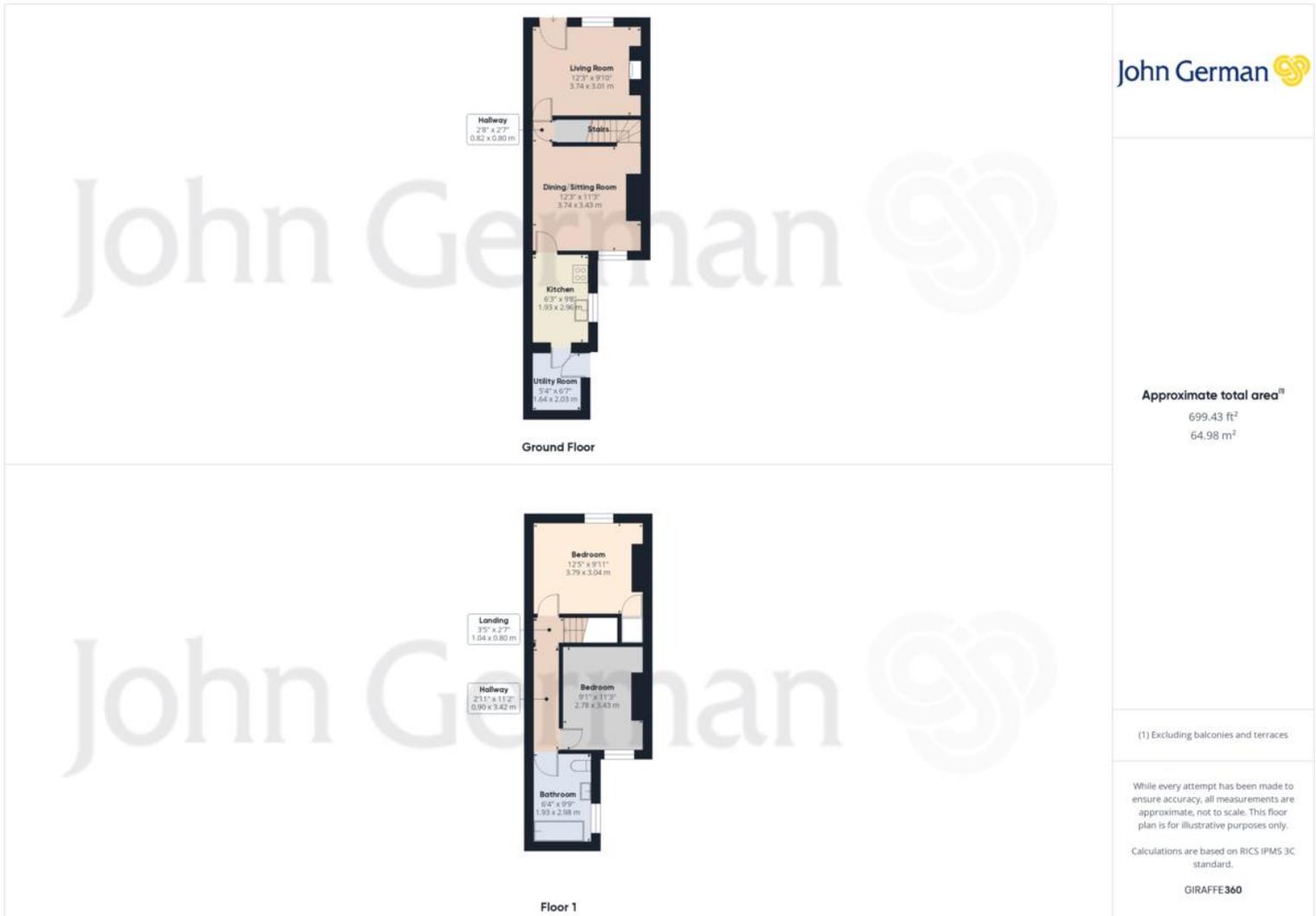
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/21012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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