



Located in a popular area of Burton Upon Trent is this well presented semi detached dormer bungalow. Featuring a modern fitted kitchen, three bedrooms, w/c to the first floor, driveway and garage. This home is a brilliant opportunity for those looking to downsize.

£220,000



John German

Charnwood Road is situated in the heart of Burton Upon Trent, a vibrant town offering excellent local amenities, including schools, parks, and shopping centres. Transport links are superb, with easy access to the A38 and A50, making it ideal for commuters to Derby, Lichfield or further afield.

Sat behind a charming, low maintenance front garden with a block paved driveway, which gives off road parking for multiple vehicles. The driveway leads onto the garage, which has power and lighting throughout. Th garage can also be accessed from the rear garden.

The home then opens into an entrance hallway, which gives access to the main living areas in the property and stairs leading to the first floor. The kitchen in the home has been recently fitted and is finished to a modern standard. The kitchen features matching wall and base units with worktops over, space for a freestanding cooker with gas supply, washing machine, stainless steel sink and drainer, fridge freezer and an external door leading to the rear garden. The kitchen flows seamlessly through to the dining area which is an ideal space to entertain with patio doors leading to the rear garden. Also off the kitchen is the living room, which is located at the front of the property. The living room is a good size and has an electric featured fireplace.

To the ground floor, the home also offers a double sized bedroom which has built in bedroom furniture. Alongside the bedroom is the recently fitted wet room. Being fully tiled and including a shower, w/c and wash hand basin. To the first floor, the property boasts another double sized bedroom, once again with built in furniture. As well as this, there is a separate bedroom which would make a brilliant study, with a w/c.

To finish, the rear garden is a low maintenance space, laid to patio slabs and block paving, privately enclosed to the perimeter by wooden fencing.

Agents note: This property is not registered with Land Registry  
**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:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
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 C  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA18022025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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