



Well presented and improved modern terrace with improved accommodation situated towards the head of a popular cul de sac within a 'stones throw' of the town centre.

£214,500



John German



An ideal first step onto the property ladder, a home move or a buy to let investment, viewing and consideration of this lovely home is advised to appreciate its condition and the improvements made by the current owners which include the addition of a conservatory, the refitted en suite shower room and the replacement gas central heating boiler.

Situated on a popular town centre cul de sac within a 'stones throw' of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and gyms, plus the multi screen cinema.

**Accommodation** - The welcoming hallway has stairs to the first floor and doors leading to the ground floor accommodation and the fitted guest's cloakroom/WC. To the front of the home is the fitted dining kitchen having a range of base and eye level units with work surfaces and an inset sink unit, fitted gas hob with an extractor over and electric oven under, plumbing for both a dishwasher and washing machine plus space for a fridge freezer.

The well proportioned lounge extends to the full width of the home having a focal fireplace, a useful under stairs cupboard and a window overlooking the garden. uPVC double glazed French doors open to the brick and uPVC double glazed constructed conservatory providing an additional living space which is currently used as a play room with power points and uPVC double glazed French doors opening to the garden.

To the first floor the landing has a loft hatch and built in airing cupboard plus doors to the three bedrooms, two of which can accommodate a double bed. The front facing master has a built in double wardrobe and the benefit of a refitted en suite shower room having a white suite incorporating a shower cubicle with a mixer shower over. Completing the accommodation is the family bathroom which has a white three piece suite with complementary tiled splash backs and a front facing window.

**Outside** - To the rear is an enclosed low maintenance garden with barked borders and a paved seating area, shrub beds, summerhouse and a gated access leading to the front of the terrace.

The property benefits from two allocated parking spaces situated at the head of the cul de sac.

**Note:** There is a small annual charge for the maintenance of communal areas.

**what3words:** resurgent.apparatus.shout

**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:** 2 allocated spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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/24032025

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**John German** 

Approximate total area<sup>(1)</sup>

817.62 ft<sup>2</sup>

75.96 m<sup>2</sup>

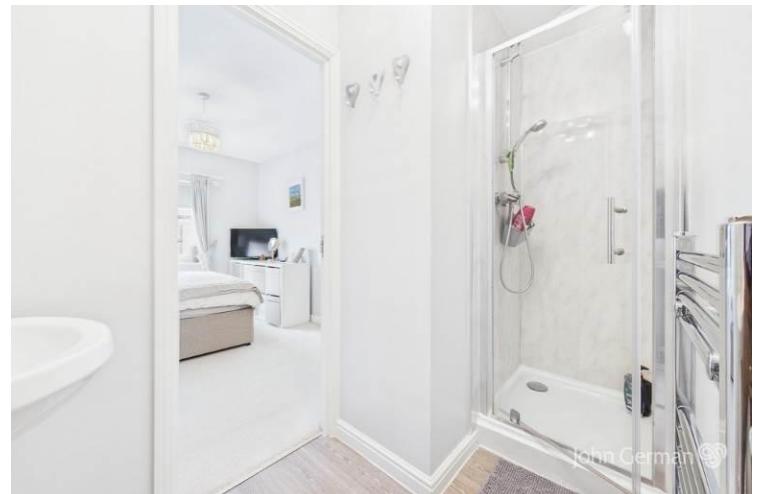
(1) Excluding balconies and terraces

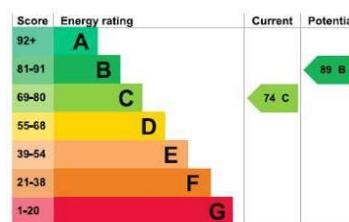
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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