



Extremely well maintained traditional style home with generously sized accommodation situated at the head of a popular cul de sac within close proximity to amenities.

£300,000



John German



For sale with no upward chain involved, viewing of this impressive detached home is highly recommended to appreciate its room dimensions and layout, scope to personalise and make your own, and the pleasant cul de sac position. An ideal first home or home move up or down the property ladder.

Situated in a popular area within close proximity of local amenities including St. Mary's First School and the Tesco Express mini supermarket. The town centre and its wide range of facilities are also within easy reach.

**Accommodation** - An enclosed porch with a double glazed skylight provides a light and airy introduction to the home with a part glazed door opening to the main entrance hall where stairs rise to the first floor having a useful under stairs cupboard and doors lead to the ground floor accommodation. The spacious living room extends to the full width of the home having a focal fireplace and a window overlooking the garden plus wide tilt and slide patio doors providing additional light and direct access outside.

To the front is the adaptable dual aspect second reception room making an ideal dining or family room depending on your needs. Also to the front is the extended fitted kitchen having an extensive range of base and eye level units with granite tops and an inset sink unit set below the window, a fitted hob with an extractor hood over, built in double electric oven plus an integrated dishwasher, fridge and freezer. A uPVC obscure double glazed door opens to the side elevation and quality flooring runs underfoot and also into the utility room which has a range of base and eye level units with work surfaces and plumbing for a washing machine.

Finally there is a fully tiled downstairs WC having a white two piece suite and a side facing window.

To the first floor the pleasant landing has a side facing window providing ample natural light plus access to the part boarded loft via a fitted pull down ladder. Doors lead to the three good sized bedrooms all of which can accommodate a double bed and with built in wardrobes. The superior fully tiled family bathroom has a modern white suite incorporating a panelled corner bath and fitted storage plus a built in cupboard housing the recently replaced combination gas central heating boiler. Completing the accommodation is the fully tiled shower room which also has a modern white suite incorporating a double shower cubicle plus a side facing window.

**Outside** - To the rear is an enclosed low maintenance garden having a paved patio providing a lovely seating and entertaining area with shaped dwarf walls leading to a gravelled area and raised bed. To the front a tarmac driveway provides ample parking extending to the side of the home and giving access to the detached garage which has power and light plus a pedestrian door to the garden.

**what3words:** escalated.insiders.army

**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 and garage

**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 D

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

**Our Ref:** JGA/25032025

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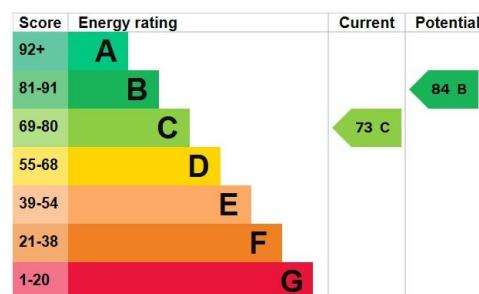
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#### Agents' Notes

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