



Extremely attractive traditional semi detached home retaining a wealth of character in need of comprehensive improvement, situated in a well regarded location.

NO UPWARD CHAIN

£215,000



John German

For sale with no upwards chain involved, viewing and consideration of this handsome looking home is essential to appreciate the combination of its retained character and charm with the huge amount of potential to modernise and possibly extend (subject to obtaining necessary planning permission/consents).

Situated in a well regarded and sought after road providing easy access to local amenities and the town centre with its wide range of facilities.

**Accommodation** - To the front of the home is a sun room that overlooks the garden where a timber and part obscure glazed door leading to the hall. An original staircase rises to the first floor with an under stairs cupboard and doors lead to the ground floor accommodation.

The pleasant living room has a deep pleasant walk in bay window overlooking the front garden with a focal chimney breast and an open fire with a tiled surround. Behind is the separate dining room which has a focal coal effect gas fire with a marble effect surround.

The kitchen has a range of units with worktops and an inset sink unit plus space for an electric cooker and a rear facing window. A part glazed door opens to the utility room which has fitted worksurfaces and a sink unit, plumbing for a washing machine and further appliances, plus a door providing direct access to the rear of the home. A further door opens to the workshop/store which has a further door returning to the front sun room/porch.

The first floor landing has a side facing window providing natural light and doors leading to the two double bedrooms, both having fitted wardrobes and one of the rooms having a feature cast fireplace surround. Finally there is the fitted shower room which has a modern suite incorporating a corner shower cubicle having a mixer shower over, side facing window and an airing cupboard housing the combination gas central heating boiler.

**Outside** - To the front is an enclosed garden mainly laid to lawn with borders and a paved patio. To the rear of the property, approached via Leighton Road, is a paved hardstanding providing parking for a small vehicle with potential to extend this space where there is currently a timber framed canopy.

**what3words**: amended.relegate.lamps

**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

**Electricity supply**: Mains

**Water supply**: Mains

**Sewerage**: Mains

**Heating**: Mains 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/14042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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