



Attractive modern semi-detached home with two double bedrooms occupying a lovely cul-de-sac position with double width parking to the front, situated on the popular Bramshall Green development built by Bellway Homes.

£215,000



John German

Built in 2021, viewing and consideration of this extremely pleasant home is highly recommended to appreciate its room dimensions, layout and its exact position on this quiet and popular cul-de-sac. Ideal for anyone searching for their first home, to downsize or a buy-to-let investment.

Situated on the Bramshall Green development within a 'stones throw' of green space and a short walk to the First School. It is also within reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A composite and part double glazed entrance door opens to the hall, where doors lead to the ground floor accommodation and the fitted guest cloakroom/wc, which has a modern white two-piece suite with complementary tiled splashbacks.

The well-proportioned lounge has a front facing window and a recess plus stairs rising to the first floor with a storage space below. Extending to the full width of the home and positioned to the rear is the fitted dining kitchen with its wide uPVC double glazed French doors and side panels providing ample natural light and direct access to the garden. Having a range of base and eye level units with fitted worktops and an inset sink unit, a fitted gas hob with a stainless-steel extractor hood over and electric oven under, plumbing for a washing machine and an integrated fridge/freezer.

To the first floor the landing has a built-in airing cupboard and loft hatch, plus doors leading to the two good sized bedrooms, the rear facing master is able to easily accommodate a double bed and furniture. Completing the accommodation is the fitted family bathroom, having a white modern suite with complementary tiled splashbacks, incorporating a panelled bath with a mixer shower and glazed screen above.

Outside - To the rear a paved patio leads to the enclosed garden which is mainly laid to lawn, providing a blank canvas to landscape as you wish, with space for a shed and a gate leading to the roadside.

To the front is a slate shale border and a tarmac double width driveway providing off road parking.

What3words: readings.comforted.bagels

Agents note: There is a small annual charge for the maintenance of the communal areas on the development.

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. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard

Parking: Double width driveway

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

Our Ref: JGA/19112025

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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