





John Germa

Well-maintained modern end terrace home with a conservatory and downstairs wc, located on the always popular Birdland development within close proximity of local amenities and the town centre with its wide range of amenities.

£195,000



For sale with no upwards chain involved, viewing and consideration of this pleasant modern style home is highly recommended whether searching for your first home, downsize, or for a buy-to-let investment. The property has been well maintained by the current owners whilst also providing scope to personalise and improve to make it your own home.

Accommodation - A uPVC entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted guest cloakroom/wc, which has a white two-piece suite.

The well-proportioned lounge has a focal fireplace surround with an electric living flame effect fire, a front facing window and stairs rising to the first floor with built-in storage below.

At the rear and extending to the full width of the property is the fitted dining kitchen having a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and additional appliance space, plus a useful builtin cupboard having both power and a light. uPVC double glazed French doors open to the useful brick and uPVC double glazed constructed conservatory, providing additional living space or a dining room if preferred, having power points and light, a TV a erial point and French doors providing access to the garden.

To the first floor the landing has a loft hatch and doors leading to the two good sized bedrooms, both of which extend to the full width of the property with the rear facing master providing ample space for a double bed and furniture, and the second bedroom having a built-in airing cupboard housing the hot water cylinder. Completing the accommodation is the fitted bathroom which has fully tiled walls and a side facing window providing natural light, plus a modern style white suite incorporating a panelled shower bath with an electric shower over.

Outside - To the rear is a garden which is predominantly paved, with well stocked borders containing a variety of shrubs and plants, and access to a shared path leading to the front.

To the front is a planted bed and a tarmac driveway providing off road parking.

What3words: limitless.saints.lighten

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: Mains gas

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

Broadband type:

See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> 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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## John German 🧐





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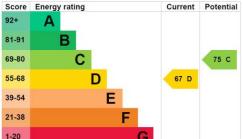
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