



This traditional character home is ideal for a family with three bedrooms including a master bedroom with ensuite, two lovely reception rooms, fitted kitchen, ground floor bathroom and low maintenance garden. Set in an established location ideal for shops, schools and amenities.

Offers in excess of £200,000

John German

This character end terrace would be ideal for a family or a first time buyer, set in a popular location in Stapenhill that is well placed for schools, shops and Stapenhill gardens with riverside walks. It is also just a few minutes drive to the town centre.

A side door opens into the hall with a useful storage cupboard and doors leading off.

To the left is a superb cosy lounge with fireplace and windows to the front and side, an ideal space to relax. Across the hall is a good sized dining room, great for families and entertaining having a door opening out to the garden and a window to the side. A door opens to the fitted kitchen having a modern range of high gloss units complemented by contrasting worktops having space for a appliances and window to side.

There is a an inner lobby with a useful cupboard leading through to the ground floor bathroom with a bath, separate shower, wash basin and WC.

On the first floor there are three good size bedrooms. The front facing master bedroom has the luxury of its own ensuite. Bedroom two is also a double sized room and bedroom three is a generous single.

Gardens to the rear are predominantly block paved with a side gate and a useful outhouse.

**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:** On road

**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 A

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

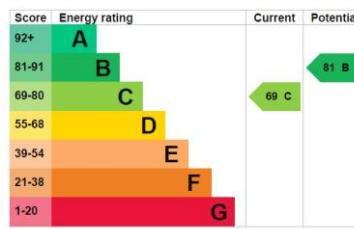
**Our Ref:** JGA/27012026

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