



Redwood Drive, Brizlincote Valley
Burton-On-Trent, Staffordshire, DE15 9HL

NEWTONFALLOWELL 

**Redwood Drive, Brizlincote Valley
Burton-On-Trent, Staffordshire, DE15 9HL
Offers In Excess Of £180,000**

***** No Upward Chain *** Virtual Tour Available *****

Newton Fallowell are delighted to present to the market this well presented ideal starter home located on the ever popular Brizlincote Valley development. Offering modern living throughout this home comprises of in brief:- entrance lobby, bay windowed open plan reception room / dining room, kitchen. First floor offers three well proportioned bedrooms with family bathroom. Outside to the front is a driveway providing ample off road parking, front lawn and side access to rear garden which comprises of lawn garden as well as paved seating area.

Accommodation In Detail

Porch

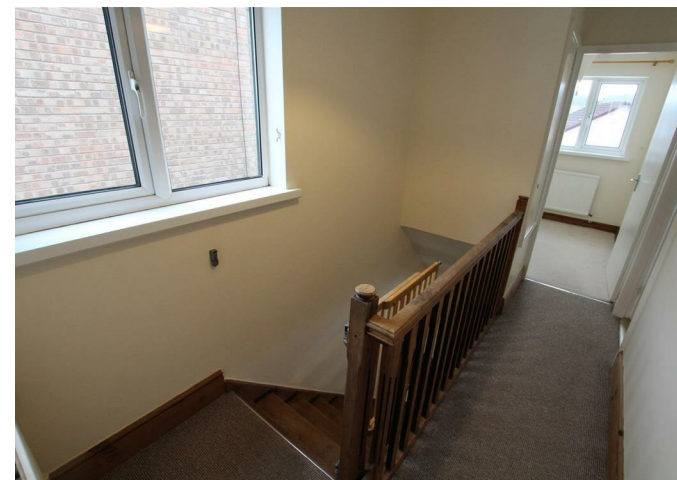
With door leading to

Open Plan / Reception

Reception Area

15' 11" x 14' 6" (4.57m 3.35m x 4.27m 1.83m)

with upvc double glazed bay window to front elevation, stairs rising to first floor and wall mounted radiator



Dining Area

7' 3" x 8' 9" (2.13m 0.91m x 2.44m 2.74m)

with upvc double glazed window to rear elevation and wall mounted radiator

Kitchen

6' 11" x 9' 1" (1.83m 3.35m x 2.74m 0.30m)

with upvc double glazed window to rear elevation, door leading to rear patio area, array of wall and base level units, space for fridge, wall mounted radiator, stainless sink and drainer, plumbing for washing machine, integrated oven with induction hob and extractor fan over.

On the first floor

Landing

with upvc double glazed window to side elevation, wall mounted radiator and loft access.

Bedroom One

13' 9" x 8' 4" (3.96m 2.74m x 2.44m 1.22m)

with upvc double glazed window to front elevation and wall mounted radiator

Bedroom Two

11' 2" x 8' 2" (3.35m 0.61m x 2.44m 0.61m)

with upvc double glazed window to rear elevation and wall mounted radiator

Bedroom Three

7' 10" x 5' 10" (2.13m 3.05m x 1.52m 3.05m)

with upvc double glazed window to front elevation and wall mounted radiator

Bathroom

with upvc double glazed window to rear elevation, wall mounted radiator, panelled bath with shower over, low level wc and wash pedestal hand basin.

Outside

to the front is a driveway and front lawn with side access leading to landscaped rear garden with paved seating area with lawn.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Services

All mains are believed to be connected.

Tenure

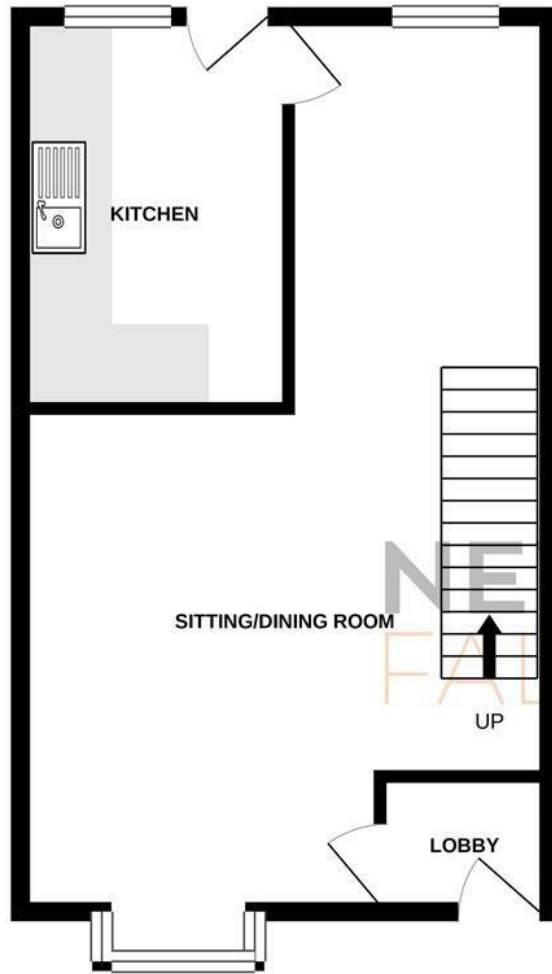
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	62
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR




NEWTON
FALLOWELL

t: 01283564657
 e: burton@newtonfallowell.co.uk
 www.newtonfallowell.co.uk

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2021