



Lovely bungalow in a great location close to local amenities and on a bus route. Immaculate throughout, ready to move into and available with no upward chain. Was built as a three bed but reconfigured to provide two separate reception rooms although the third bedroom can be easily reinstated.



Offers over £300,000

Fully double glazed and centrally heated the accommodation comprises in brief entrance porch opening into an entrance lobby, archway into the dining room, fitted kitchen, generous lounge, inner lobby giving access to two double bedrooms with an extensive range of fitted furniture and a modern fitted bathroom.

The property is located in a very convenient location set well back from the road with a range of local shops all within walking distance including the Co-op which is just around the corner as well as Queens hospital. There is also a regular bus service running along the road.

To describe the property in more detail we will begin at the main entrance which is located on the side of the property off the driveway. The front entrance door leads into a small porch with a quarry tiled floor and a further entrance door opening into the main entrance lobby which has an archway through to the dining room and doors leading into the lounge and kitchen. A wood effect tiled floor runs through from the entrance lobby onto the kitchen. The kitchen overlooks the front elevation and is fitted with a comprehensive range of base and eye level units with roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in Neff oven and ceramic hob with pull out extractor hood over, spaces for fridge freezer and washing machine and heating within the kickboard. The dining room has a coved ceiling, an internal door leading through to the inner hallway, window to the side and a neutral fitted carpet.

The lounge is a lovely sized room originally intended as a lounge diner with a picture window overlooking the front garden, brick fireplace with a living flame gas fire, neutral fitted carpet, coved ceiling and an internal door leading through to the inner hallway. The inner hall then gives access to the bedrooms and the bathroom.

The master bedroom is a lovely large double room with a full range of fitted bedroom furniture including two sets of double wardrobes with overhead storage, several sets of drawers, bedside drawers and dressing table, window to the rear, coved ceiling and a neutral fitted carpet. The second bedroom is also extremely well fitted out with a range of wardrobes, overhead storage cupboards and two sets of drawers, window to the rear and neutral fitted carpet.

The bathroom is fully tiled and fitted with an extensive range of storage, concealed flush WC, vanity wash basin, panelled bath with shower over, window to the side and chrome heated towel rail.

Outside, the property is located in an elevated position and the front gardens extend down to the road providing potential for additional off road parking if required, being mainly laid to lawn with well stocked herbaceous borders. Access is via a shared driveway that serves just the four bungalows with a private driveway adjacent to the property providing off road parking and access via double gates to the side of the property, further parking and potential garage space subject to planning permission. The rear garden is lovely and private with paved patio areas with ornamental beds and borders, a well kept lawn and a timber garden summerhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain.

If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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