



Enjoying a lovely cul-de-sac location is this detached three bedroom family home, set behind a driveway front garden and good sized rear garden with spacious lounge and dining kitchen. Offered for sale with the advantage of no upward chain.

Offers Over £200,000

John German

Situated in an established residential location enjoying a lovely cul-de-sac position is this detached family home, well placed for schools for all ages and available for sale with the advantage of no upward chain.

Set behind a block paved drive and a lawn front garden with a side entrance door opening into the hallway having staircase off to first floor and doors leading off.

The lounge occupies the full front width of the property with a lovely bow window providing views to front together with a fire surround providing the focal point.

The dining kitchen is fitted with a range of base and eye level units with space for appliances, wall mounted gas central heating boiler and window and door opening out to the rear garden. There is also a good size and very useful understairs storage cupboard.

To the first floor, the landing has a storage cupboard and doors leading off to three bedrooms. The master is a particularly good size double with plenty of space for a bed, wardrobes and bedroom furniture. A window frames views to rear.

Bedroom two is also a double, while bedroom three is a comfortable single.

All three bedrooms share a family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a side entrance via gate.

Agents note: The property is not registered on Land Registry.
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: 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
www.eaststaffsbc.gov.uk
Our Ref: JGA/21082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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