



Attractive modern semi detached home with well presented accommodation suitable for a variety of potential buyers, situated at the head of a popular cul de sac on the edge of the town centre.

NO UPWARD CHAIN

£215,000



John German

For sale with no upwards chain involved, viewing of this generously sized home is highly advised whether its your first home, moving up or down the property ladder or as a buy to let investment. It has been well maintained throughout with a pleasant rear garden, off road parking and a garage plus the benefit of an en suite shower room to the master bedroom.

Situated at the head of a popular cul de sac providing easy access to the town centre and its wide range of amenities.

Accommodation - A part obscure double glazed entrance door opens to the porch where a door leads to the generously sized lounge which has a focal living flame effect electric fire and surround plus a front facing window providing natural light.

The dining room is positioned at the rear of the home having wide uPVC double glazed French doors opening to the garden and stairs rising to the first floor. Also to the rear is the fitted kitchen which has a range of base and eye level units with fitted worktops, an inset sink unit set below the window, gas hob with an extractor over, electric oven under plus space for further appliances.

Completing the ground floor space is the fitted WC having a white two piece suite with a side facing window.

To the first floor the landing has a built in airing cupboard and access to the loft plus doors to three good sized bedrooms, two of which can easily accommodate a double bed. The front facing master has built in wardrobes and the benefit of a fitted en suite shower room with a white three piece and complementary tiled splash backs.

Finally there is the fitted family bathroom also having a white suite incorporating a panelled bath with a mixer tap and shower attachment plus tiled splash backs.

Outside - To the rear a paved patio leads to the garden which is predominantly laid to lawn enclosed to three sides with borders and space for a shed. Gated access leads to the front that also has a garden laid to lawn. A right of access leads to the tarmac drive and block paved turning point which provides off road parking, and the garage which has an up and over door, power and light.

what3words: moved.pampering.shades
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Brick
Parking: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17062024
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Ground Floor



Floor 1

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Approximate total area[®]
926.48 ft²
86.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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