



A spacious, extended semi-detached family home occupying a corner plot, offered to the market with no onward chain.

£225,000



John German

Offered to the market with the benefit of no upward chain is this largely extended four bedroom semi-detached family home. Situated in a popular area within easy walking distance to local amenities including Tynsel Parkes first school, open spaces and the "five shops" found on Windsor Road. The town centre and its wide range of amenities are also closeby.

Internally the property comprises of an entrance door opening into the carpeted hallway with carpeted stairs rising to the first floor landing. A door opens into the lounge/diner with central chimney breast, wooden effect laminate flooring and various wall light points. There is access to the kitchen and double doors opening into the conservatory.

The extended kitchen/diner has a range of matching wall and base units, windows to the front, side and rear aspect along with doors to the side and rear aspects providing access to the carport and rear garden.

Upstairs there are four bedrooms, three generous double bedrooms with the master also having an extra room which offers potential as an en-suite or dressing room. The family bathroom comprises of fully tiled walls and ceiling, bath with shower over, low level WC and a wash hand basin.

Outside to the front of the property is a block paved driveway providing ample off-road parking with two additional gravelled areas allowing for extra parking if required. To the rear is a low maintenance fully enclosed garden.

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:

Parking: Drive

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/>

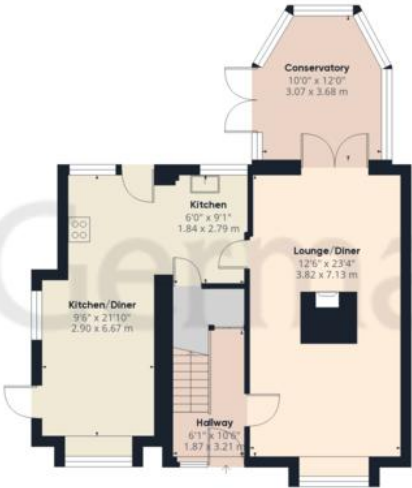
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band

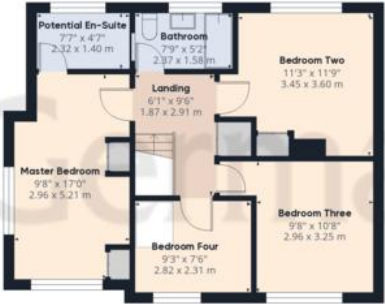
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30012025

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Floor 1



Floor 2

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Approximate total area⁽¹⁾
1325.79 ft²
123.17 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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