





Lovely modern home perfect for first time buyers and young families with modern fittings, extensive parking and a generous rear garden.

Great location on edge of Town with access to an excellent range of local amenities. Easy access to the A50.

Offers in excess of £180,000



Entrance to the property is via a spacious entrance porch with hanging space for coats and an entrance door into the living room that is fitted with laminate flooring, stairs rising to the first floor, a feature fireplace with a modern surround housing an electric imitation stove and a window overlooks the front elevation.

Moving through the property into the inner hallway which provides access to the kitchen and bathroom with a side entrance door to outside.

The bathroom has been fully refitted with a suite comprising low flush WC, wall mounted vanity wash basin with storage beneath and a panelled bath with shower over and glass shower screen, extensive ceramic tiling and a window to the rear.

The kitchen is fitted with a range of base and eye level units with roll edge worksurfaces extending to form a breakfast bar, inset stainless steel sink unit with hose style mixer tap, tiled splashbacks, built-in oven with a four ring gas hob and extractor hood over, space for a full range of appliances and French doors opening onto the rear decking.

On the first floor stairs lead to the first floor landing with doors leading off to three bedrooms.

Outside in front of the property is extensive off road parking with gated access to the side leading to further parking and potential garage space. The fully enclosed rear garden backs onto gardens and enjoys a good degree of privacy being mainly laid to lawn with a decked seating area and a large 16ft x 12ft timber garden shed/workshop.

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: Traditional

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: Fibre

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/14042025

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John German 🧐





Agents' Notes
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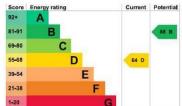
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