



Extremely well presented and much improved traditional semi detached home with extended ground floor accommodation, occupying a good sized plot with off road parking plus easy access to local amenities and the town centre.

£240,000



Whether looking for your first home or moving up or down the property ladder, viewing and consideration of this generously sized semi detached home is highly recommended to appreciate its room dimensions, stylish presentation and its good sized rear garden.

Situated on a popular road within close proximity to local amenities and also within easy reach of the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi screen cinema and the modern leisure centre.

Accommodation - A uPVC part obscure double glazed entrance door and side panel opens to the well proportioned lounge which extends to the full width of the home and offers an impressive introduction, having a wide window providing an abundance of natural light plus stairs rising to the first floor with an understairs recess.

To the rear is the equally excellent refitted dining kitchen, also extending to the full width of the property and having an extensive range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted hob with an extractor hood over and electric oven under, plumbing for both a dishwasher and washing machine, additional appliance space plus a built in storage cupboard. A wide arch leads to the sitting area providing additional living space that is currently used as a play area, overlooking the garden with uPVC double glazed French doors providing direct access to the patio.

The first floor landing has a side facing window and a built in airing cupboard housing the combination gas central heating boiler. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed with the rear facing master having a built in double wardrobe with mirror sliding doors. Completing the accommodation is the fitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer tap and shower attachment plus a fitted glazed screen above, contrasting tiled walls to three sides and a rear facing window.

Outside - To the rear a lovely paved patio provides a pleasant seating and entertaining area leading to the good sized garden which is mainly laid to lawn with borders and a decked seating area at the top of the garden, all enclosed by timber fencing. A door opens to the attached useful store, previously the garage which could easily be converted back, currently incorporating an enclosed workshop area having power and light, window to the rear, and a door to the front.

To the front is concrete drive and gravelled hardstanding providing off road parking for several cars.

Please note: Work has been done to the property since the existing EPC was performed.
what3words: wins.desiring.tagging
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: 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/070522025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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