



Well maintained traditional semi detached home in need of some improvement with a good sized rear garden, located in close proximity to local amenities.

£185,000



For sale with no upward chain involved and making an ideal first time buy or home move, viewing and consideration is highly advised to appreciate the properties room dimensions and layout including an open plan dining kitchen to the rear, plus the opportunity to personalise and make the house your home.

Occupying a good size plot with off road parking and an attached garage, within walking distance to local amenities including convenience shops, Tynsel Parkes first school and open spaces.

The enclosed porch has a door to the garage and a further part obscure glazed door and side panel opening to the hallway, where stairs rise to the first floor and doors lead to the well proportioned ground floor accommodation.

To the front of the home is the comfortably sized lounge which has a focal coal effect gas fire and surround, plus a wide window providing ample light.

To the rear is the fitted dining kitchen which extends to the full width of the home, having a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, space for an electric cooker with an extractor over, plus a useful under stairs cupboard. In the dining area, wide sliding patio doors provide a view of the pleasant garden and direct access to the outside entertaining space. A door opens to the garage and a further door leads to the utility room which has a stainless steel sink unit with a cupboard below, plumbing for a washing machine and space for further appliances, plus doors to the garden and to the downstairs WC.

To the first floor, the landing has a side facing window and access to the part boarded loft via a fitted pull down ladder, plus a built in airing cupboard housing the combination central heating boiler. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed and all having built in wardrobes. Completing the accommodation is the family shower room, having a double shower cubicle with a mixer shower over, plus dual aspect windows.

Outside to the rear, a paved patio with a dwarf wall provides a pleasant seating and entertaining area, leading to the good size garden which is predominantly laid to lawn with well stocked borders containing a variety of plants, space for greenhouses and a shed, and gated access to the rear.

To the front is a garden also laid to lawn with well stocked borders and established hedges to two sides. A driveway provides off road parking, leading to the garage which has an up and over door, power and light.

Please note: Prior to a sale completing, there is outstanding documentation relating to the vendor which we will be happy to discuss.

- What 3 words:** tile, charted, costly
- 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:** Unconventional
- Parking:** Drive & garage
- 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 A
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/15042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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