



Greenwood Road, Burton-On-Trent, DE15 9HD

Asking Price £210,000

Nicholas  
Humphreys

# Greenwood Road, Burton-On-Trent

A delightful bay fronted semi detached property, a superb family home with the benefit of uPVC double glazing and gas central heating. In brief the ground floor offers a spacious lounge on the front aspect with log burner, guest cloakroom and an impressive open plan dining kitchen across the rear aspect with built-in appliance and French patio doors onto the garden.

There are three great sized bedrooms, and a family bathroom on the first floor. The generous rear garden has a garage/ workshop and parking area to the far rear, side gated access to the established front garden. A popular location, all viewings by prior appointment.



### The Accommodation

A side entrance hallway with doors off to the lounge, downstairs W/C, open-plan kitchen diner across the rear aspect and stairs rise off to the first floor landing.

### Lounge

4.50m x 3.20m (14'9 x 10'6)

This spacious lounge has a bay-window overlooking the front elevation, a feature fireplace incorporating a log-burner, a TV point and radiator.

### Dining Area

4.62m x 2.74m (15'2 x 9'0)

With a useful under stair storage cupboard, french patio doors to the rear garden and open plan to the kitchen.

### Kitchen

2.74m x 1.75m (9'0 x 5'9)

The kitchen is fitted with a range of wall and base units, with complimentary work-surfaces over and has further window overlooking the rear garden. There is an integrated stainless steel sink with mixer tap and drainer, an electric oven with electric hob with extractor hood over and built-in fridge. There is space and plumbing for a free-standing washing machine.

### Guest Cloakroom

Fitted with a W/C and wash hand basin, and an opaque window to the side elevation.

### First Floor Landing

### Master Bedroom

3.94m to wardrobes x 3.20m (12'11 to wardrobes x 10'6)

A master bedroom with a window overlooking the front elevation and fitted wardrobes with sliding doors concealing the gas fired combination boiler supplying the hot water and heating system.

### Bedroom Two

3.48m max x 3.02m max (11'5 max x 9'11 max)

This second double bedroom has a window to the side elevation.

### Bedroom Three

2.87m x 2.49m (9'5 x 8'2)

The third bedroom is a good size single room with a window overlooking the rear elevation.

### Bathroom

A two piece bathroom suite offering a panelled bath with shower over, a wash hand basin incorporated into a vanity unit, and an opaque window to the rear elevation.

### Rear Garage And Parking

To the rear there is a parking space with access to the garage/outbuilding via double entrance doors, and also offers the opportunity to create greater parking area within the rear garden.

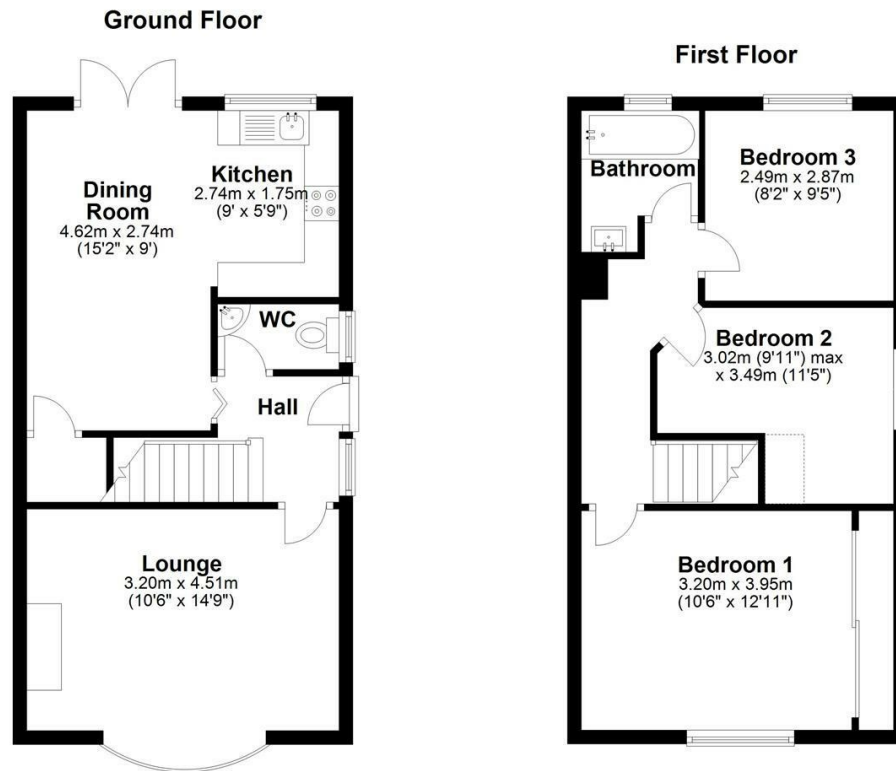
### Rear Garden

The rear garden is mainly laid to lawn, there is a pathway to the garage/outbuilding at the rear, mature shrubs and bedding area and a patio area closest to the property with gated side access to the established front garden.

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Council Tax Band B  
Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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