



Malvern Avenue, Stapenhill, Burton-On-Trent, DE15 9EB

Asking Price £250,000

Nicholas  
Humphreys

# Malvern Avenue, Stapenhill, Burton-On-Trent

**\*\* Extended Semi Detached Home \*\* Impressive Open Plan Kitchen Diner \*\* Popular Location \*\* Property Video \*\***

This modernised, extended and improved Semi Detached Home provides spacious family accommodation, having been modernised with uPVC double glazing and gas central heating via the gas fired combi boiler. The home opens with a welcoming reception hallway, with under stair storage cupboard and internal door to the lounge on the front elevation, with walk-in bay window.

The impressive open plan kitchen diner incorporates the rear single storey extension providing a light and airy space with Bi-fold patio doors opening on the rear garden garden decking, bringing the inside out, ideal for summer entertaining. The quality fitted kitchen provides a wide selection of fitted wall and base units with oak worksurfaces above, with built-in oven, hob and extractor hood, American size fridge freezer space, and a utility area with freestanding washing machine space and further storage cupboards. The dining area has ample space for a formal dining table & chairs, soft furnishings and offers versatile use for the growing family.

The first floor has a generous master bedroom on the front aspect, two further bedrooms across the rear, and a modern contemporary family bathroom, with a three piece bathroom suite with shower above the P-shape bath.

Outside is a block paved double driveway and side gate to the rear garden with garden shed, decking and lawn.



## The Accommodation

### Welcoming Hallway

### Lounge

3.86m x 3.53m (12'8 x 11'7)

### Impressive Kitchen Diner

5.49m x 4.72m (18'0 x 15'6)

### First Floor

### Master Bedroom

3.53m x 3.25m (11'7 x 10'8)

### Bedroom Two

3.40m x 3.15m (11'2 x 10'4)

### Bedroom Three

2.77m x 1.78m (9'1 x 5'10)

### Family Bathroom

2.18m x 1.83m (7'2 x 6'0)

### Driveway & Rear Garden

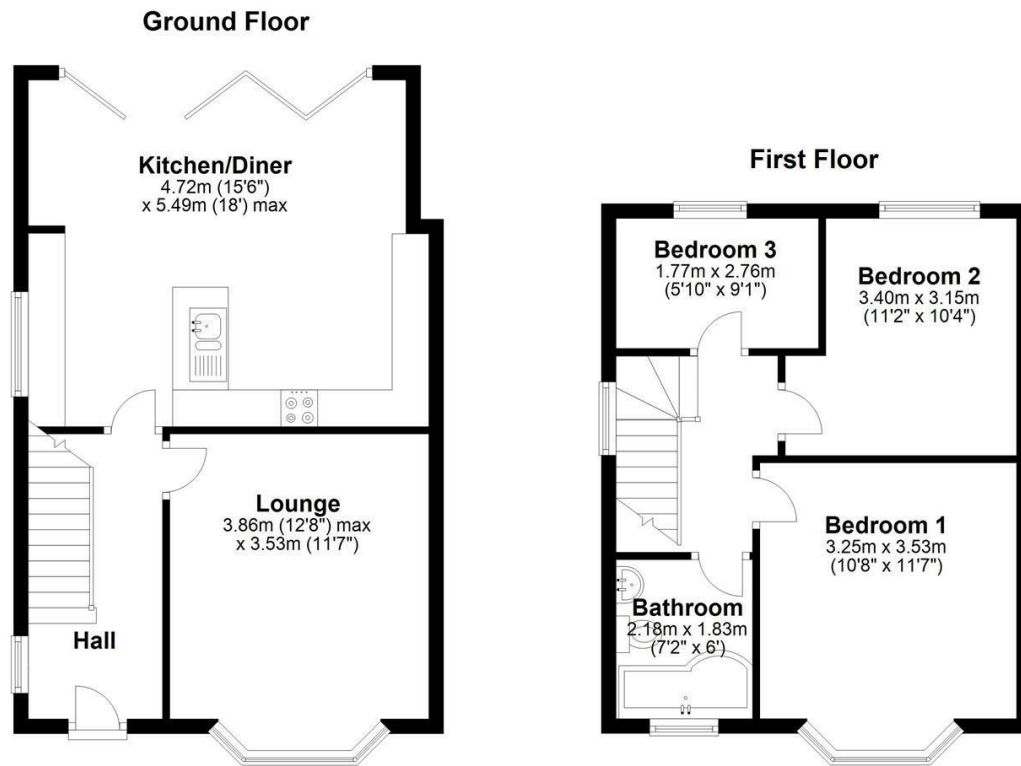
### EPC

The current EPC displayed was carried out before the renovation, and may not represent the true rating of the home as it is now.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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	

**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.

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