



Pavilion Grove, Burton-On-Trent

**** Video Tour *** 4 Bedroom Detached Home ** Generous Accommodation ** No Upward Chain ****

Offered for sale is this modern detached family home offering generous family accommodation with uPVC double glazing and gas central heating. The home offers a welcoming reception hallway with guest cloakroom, dining room on the front aspect with walk-in bay window, lounge overlooking the generous rear garden, fitted dining kitchen and internal door to the garage.

The first floor has a lovely spacious landing, master bedroom with built in wardrobes and en-suite shower room. There are three further generous bedrooms all with built-in double wardrobes and a family bathroom. Outside is a block paved driveway and rear garden.



The Accommodation

Hallway

Guest Cloakroom

Lounge

4.27m x 4.11m (14'0 x 13'6)

Dining Room

2.95m max x 3.05m max (9'8 max x 10'0 max)

Kitchen Diner

4.27m x 3.00m (14'0 x 9'10)

First Floor

Bedroom One

4.75m max x 3.38m max (15'7 max x 11'1 max)

Bedroom Two

4.24m x 2.54m (13'11 x 8'4)

Bedroom Three

3.30m x 2.18m (10'10 x 7'2)

Bedroom Four

3.33m x 2.26m (10'11 x 7'5)

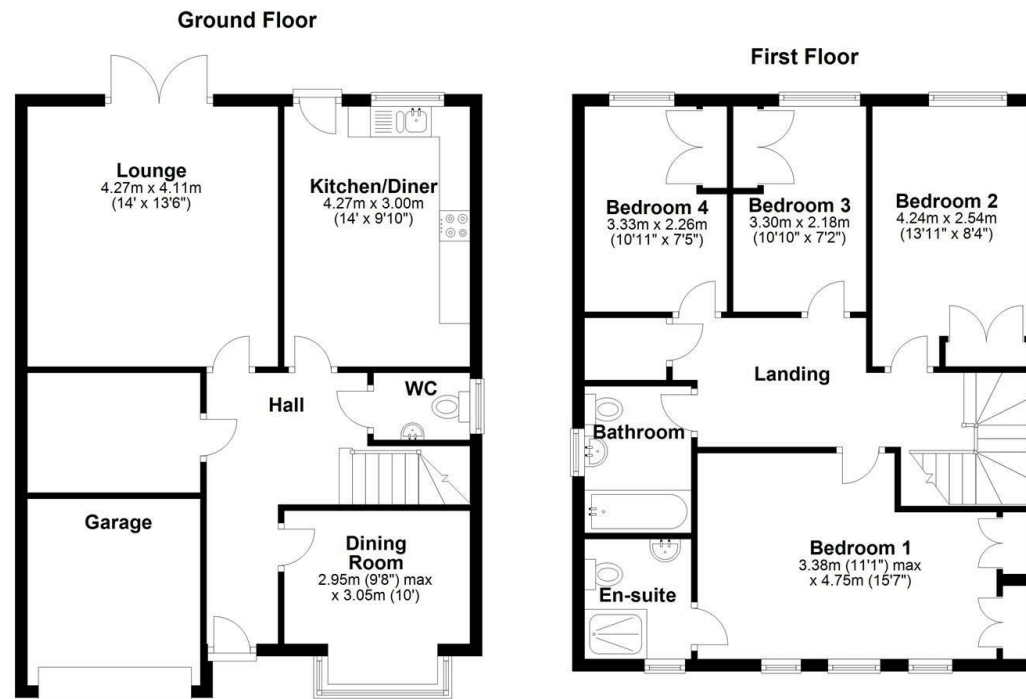
Family Bathroom

Draft details awaiting vendor approval and subject to change.

The home is subject to an on site maintenance service charge of £499.23 per year, for the year 2024-25 and reviewed annually for maintenance of the green space areas and communal entrance to the site.







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 D

Freehold

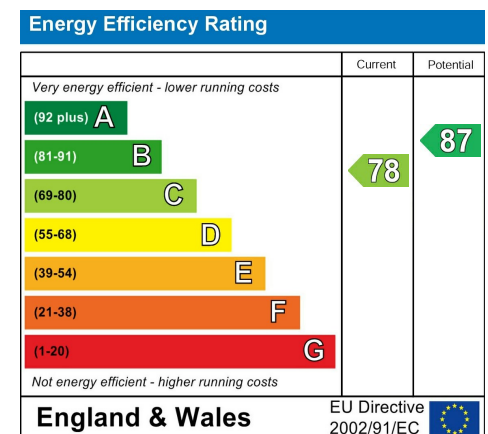
Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to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

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>



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