



\*\* Ideal First Time Purchase \*\* Village Location \*\*

The home is set back from the road with a double-width driveway providing ample off-road parking. The home opens into a welcoming lounge across the front elevation, with staircase rising to the first floor, an internal door leads through to the spacious kitchen-diner, fitted with built-in oven and four-ring electric hob, wall-mounted gas-fired central heating boiler, and double-glazed windows and door opening onto the rear garden.

To the first floor, a landing with two bedrooms and a bathroom. The master bedroom, positioned on the front elevation, benefits from a built-in wardrobe and useful over-stairs storage cupboard.

Outside, the property has driveway parking to the front, with gated side access leading to the enclosed rear garden, which offers a paved patio, lawn, and fenced boundaries. The property is conveniently located in the heart of Streatham village, within walking distance of local shops, bakery, public houses and convenience stores, whilst offering excellent commuter links to the A38 and wider road networks.

All viewings strictly by appointment only.

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## The Accommodation

The home is set back from the road with a double-width driveway providing ample off-road parking. A UPVC double-glazed front entrance door opens into a welcoming lounge across the front elevation, with staircase rising to the first floor, radiator and window to the fore. An internal door leads through to the spacious kitchen-diner, fitted with a selection of base cupboards and drawers, matching wall units, stainless steel single-drainer sink, preparation work surfaces, built-in oven and four-ring electric hob. The kitchen also provides freestanding appliance spaces, housing for a fridge-freezer, plumbing for a washing machine, wall-mounted gas-fired central heating boiler, and double-glazed windows and doors opening onto the rear garden.



To the first floor, a landing with side window and airing cupboard housing the hot water cylinder leads to two bedrooms and a bathroom. The master bedroom, positioned on the front elevation, benefits from a built-in wardrobe and useful over-stairs storage cupboard, with twin windows and radiator. A second double bedroom overlooks the rear garden, also with radiator and wardrobe. The bathroom is fitted with a panelled bath with electric shower above, low-level WC, and hand-wash basin, with a rear window.



Outside, the property has driveway parking to the front, with gated side access leading to the enclosed rear garden, which offers a paved patio, lawn, and fenced boundaries.

The property is conveniently located in the heart of Streatham village, within walking distance of local shops, bakery, public houses and convenience stores, whilst offering excellent commuter links to the A38 and wider road networks.

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**Lounge**  
12'1 x 12'0

**Kitchen Diner**  
12'1 x 7'11

**Bedroom One**  
10'0 max x 8'8

**Bedroom Two**  
8'10 x 5'10

**Bathroom**  
5'9 x 5'5

**Driveway & Garden**

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link

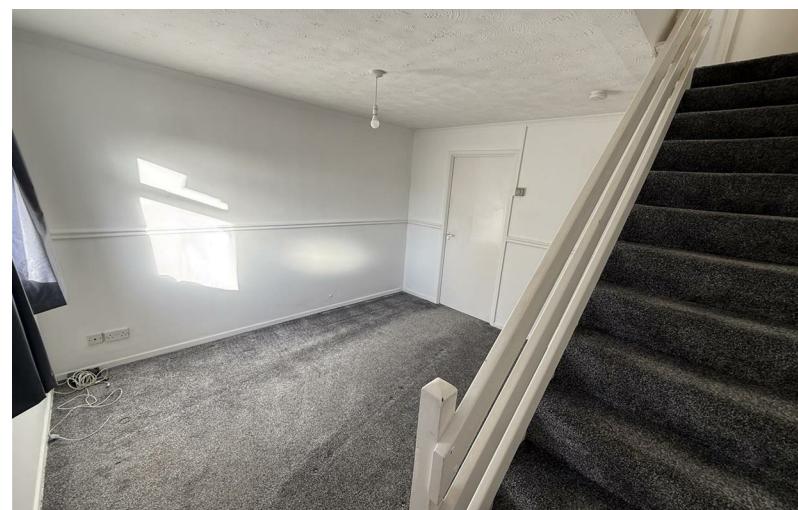
<https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

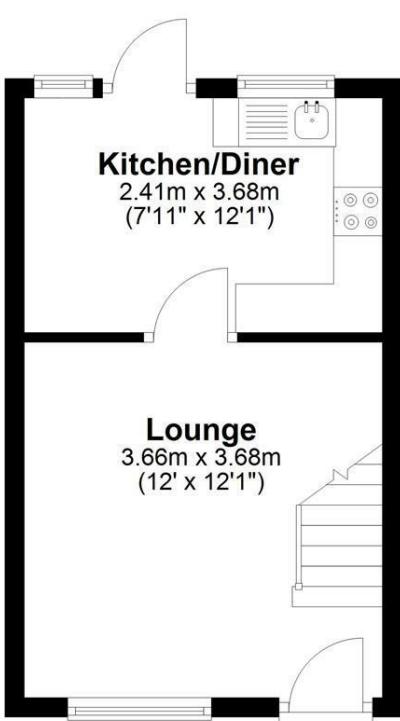
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Option to purchase with tenant in occupation however should you look to live within the home then notice will be given and this can cause delay to the purchase process.

Draft details awaiting vendor approval and subject to change

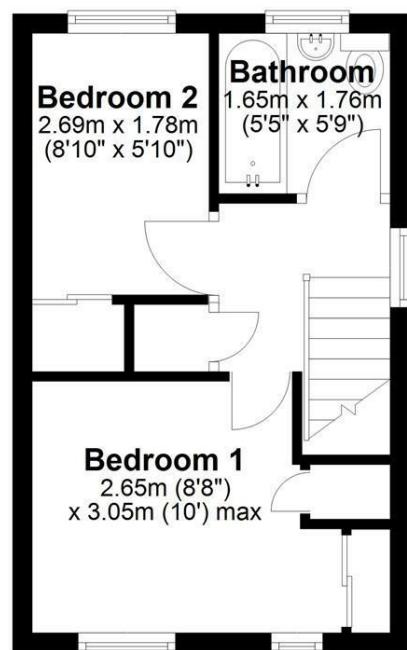




## Ground Floor



## First Floor

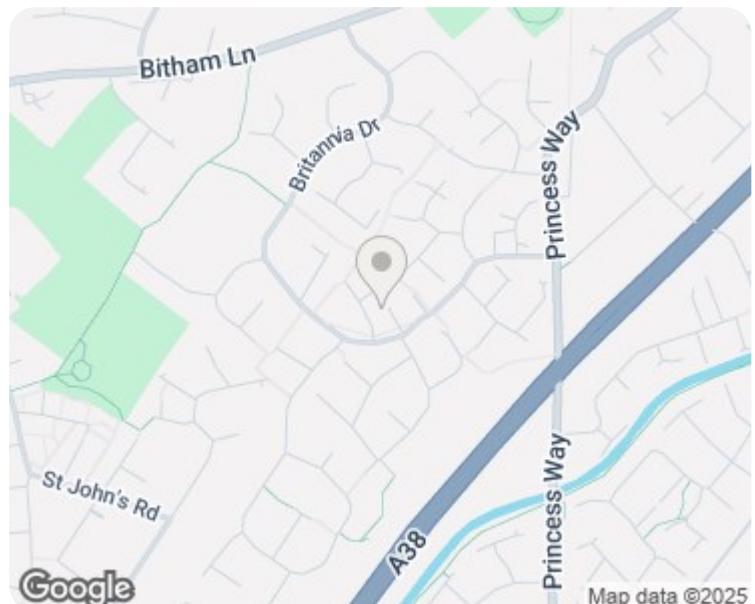
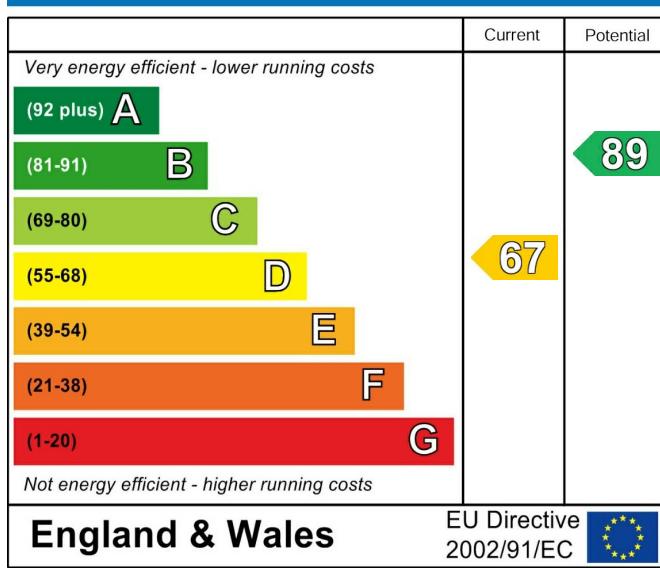


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout.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

Plan produced using PlanUp.



## Energy Efficiency Rating



## 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.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**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 maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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