

**4 Bedroom House - Detached**  
**located on Grove Park,**  
**£585,000**

**UP Estates**





**\*\*DETACHED HOME - CENTRAL BURBAGE LOCATION - BACKING ONTO BURBAGE CRICKET COMMON - FOUR BEDROOMS - IMPRESSIVE LOUNGE - LOVELY REAR GARDEN\*\* LOCATION, LOCATION, , LOCATION.**

Don't miss the opportunity to purchase this impressive four bedroom home located on a small cul-de-sac, situated on Grove Park in Burbage in the heart of the village centre. Located just a short walk from the centre of Burbage, with numerous pubs, restaurants, schools and bus routes within walking distance.

The property enjoys immediate access to the recreation ground at the rear making it ideal for families and those with dogs. The house itself has been very well looked after during the ownership of the current occupants, with an updated boiler (2017), some electrical wiring (2018), and has previously held planning permission extend the garage, convert smallest bedroom to a second bathroom and add a new large master suite above the garage.

The conservatory boasts an impressive bar area (which may be included dependent on negotiation, and could be easily removed for those who would have no use for it).

Conveniently located within reach of several commuter routes making commuting, and just a few mins drive away from the M69 and A5 road network.

### PROPERTY INFORMATION SUMMARY

Approximate Age of the Property: Built 1972-73, 52 years - The Conveyance dated 30 March 1973.

Council Tax Band: E

Local Authority: HBBC

Tenure: Freehold

Maintenance or Service Charges: NA

EPC Certificate Rating: D

Approx. Total Floor Area: 159.8 sq. m (1720 sq. ft.)

Specification Finishes of Note: 4 Double Bedrooms, 8m x 2.5m Conservatory, Cavity Wall Insulation, 18 inch Loft Insulation

Outside Space Brief Description: Brick built, with tiled roof, pebbledash to front of house

Selling Vendors Onward Position: Downsizing locally

Heating System: GFCH

Boiler Age: 8.5 years (Sept 2016) Worcester-Bosch 27ri Condensing Boiler

Boiler Location: Garage

Consumer Unit/Fuse Box Location: Garage

Loft Hatch Location & Loft Boarding etc. Info: Landing, partially boarded

Type of Windows: Double Glazed (Energy efficient K-Glass in main house)

Garden Orientation: East North East

Any Rights of Way: Property has private access to the Park, approved by Burbage Parish Council (original access from 1973).

### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**£585,000**

- HEART OF VILLAGE LOCATION
- BACKING ONTO CRICKET GROUND
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FANTASTIC CONSERVATORY BACKING ONTO GARDEN
- LANDSCAPED REAR GARDEN
- QUIET CUL DE SAC POSITION
- WALKING DISTANCE TO VILLAGE CENTRE
- FEATURE SPACIOUS LOUNGE





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







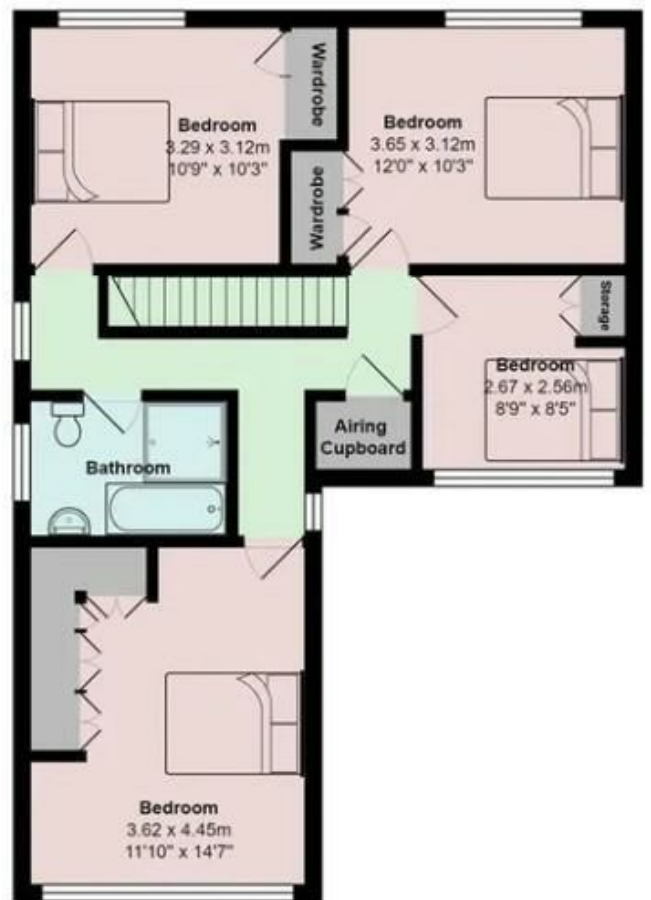




Grove Park, Burbage,







Total Area: 159.8 m<sup>2</sup> ... 1720 ft<sup>2</sup> (excluding garage)

## CONTACT

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