



Short Street, Stapenhill,  
Burton-on-Trent



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Guide price £155,000



## Key Features

- Two/Three Bedroomed Semi Detached Home
- Solar Panels
- Immediate Vacant Possession
- Off Road Parking
- Enclosed Gardens
- Potential To Improve/Enhance
- EPC rating D
- Freehold





Originally a three bedroomed property, two have been knocked into one but this could easily be put back to two.

Offered for sale as seen, the property is vacant and whilst in basically good order, would benefit from modernisation/enhancement.

The neighbouring site is currently being developed and on completion, this will enhance the location.

There is also the benefit of solar panels heating the water.

In brief, the accommodation comprises, porch, lounge, good sized breakfast kitchen, 2/3 bedrooms and bathroom. Externally, there is parking to the front and an enclosed rear "garden" and shed.

### Accommodation In Detail

#### Entrance Porch

having windows to either side and door leading to:

#### Lounge 4.82m x 3.96m (15.8ft x 13ft)

having modern feature fireplace, dado rail, coving to ceiling, window to front elevation and understairs store cupboard.

#### Kitchen 4.38m x 3.94m (14.4ft x 12.9ft)

having stainless steel sink with mixer tap set into roll edged work top, cream fronted base cupboards and drawers, matching eye level cupboards, tiled surrounds, one central heating radiator, window to rear elevation and half glazed door to rear.



### On The First Floor

#### Landing

having linen/airing cupboard.

#### Bedroom One 3.95m x 2.94m (13ft x 9.6ft)

having one central heating radiator, window to front elevation and built-in cupboard/wardrobe.

#### Bedroom Two 3.91m x 3.96m (12.8ft x 13ft)

(previously two bedrooms) having one central heating radiator and two windows to rear elevation.

#### Bathroom

having three piece white suite comprising bath with electric shower over, wc, wash basin, tiling to walls and window to side elevation.

#### Outside

To the front of the property is a parking area. To the rear is paved garden with a decking area and former pond. A shed is erected.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

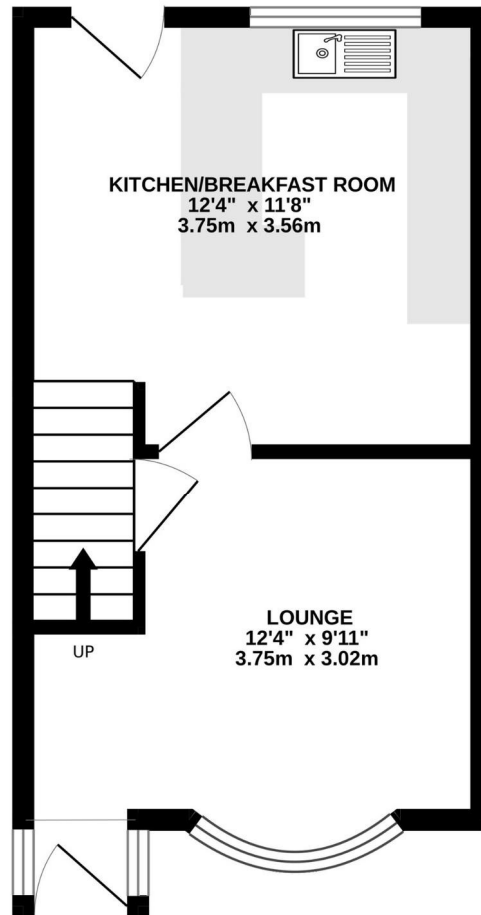
#### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

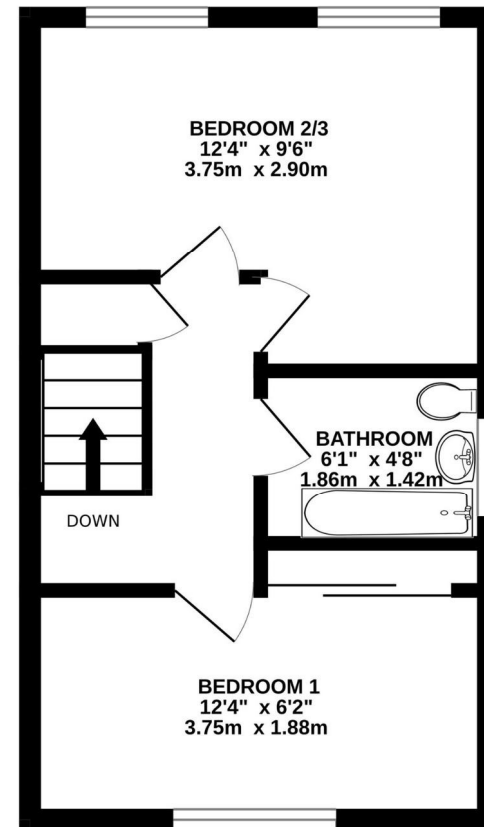
#### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.

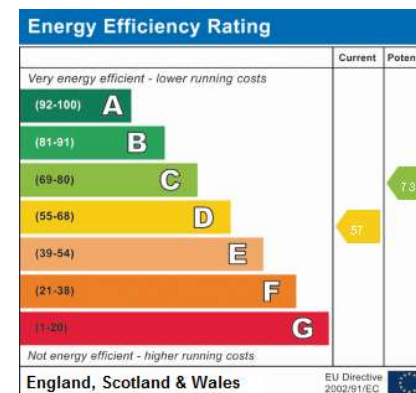
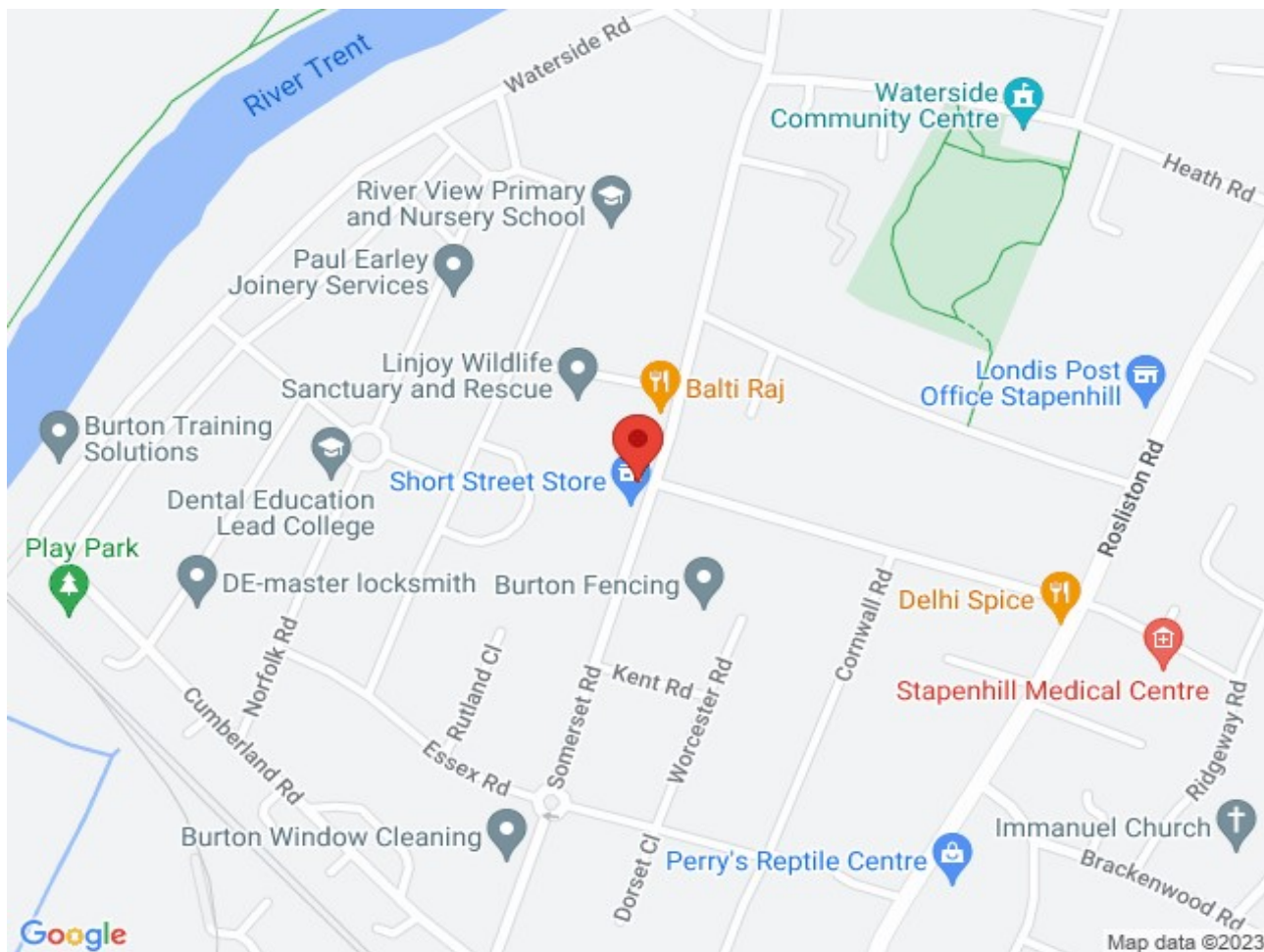


1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address:  
140 Park Road

#### Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.