



Heath Road, Stapenhill,  
Burton-on-Trent



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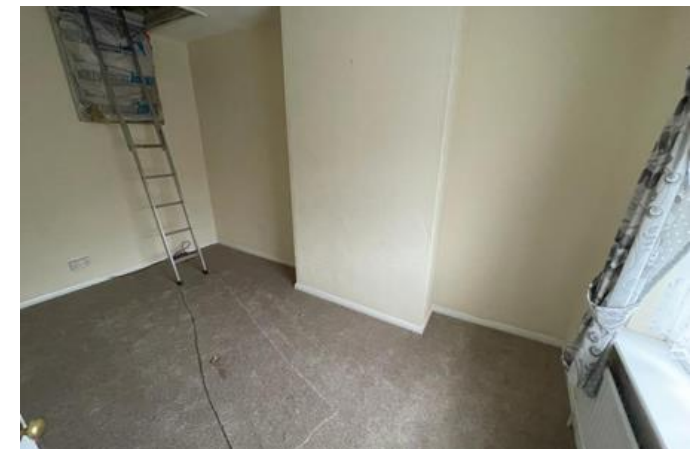


Guide price £125,000



## Key Features

- Unusual Mid Terraced Property
- Convenient Established Location
- Immediate Vacant Possession
- Long Rear Garden
- Two Good Bedrooms
- Central Heating & Double Glazing
- EPC rating E
- Freehold





An unusual mid terraced property offered for sale with immediate vacant possession. The property is in an established residential location close to the facilities and amenities offered within Stapenhill. Complemented by a good sized and established mature rear garden the property offers attractive accommodation which in brief comprises: - open plan living room, fitted kitchen, on the first floor a large landing leads to two bedrooms and bathroom/shower room.

### Accommodation In Detail

Entrance door opening into:

#### Lounge 6.16m x 3.58m (20'2" x 11'8")

having open plan staircase to first floor, built-in meter cupboard and facing brick fireplace.

#### Kitchen 3.56m x 2.26m (11'8" x 7'5")

having stainless steel sink set into worktop, base cupboards and drawers matching wall mounted units, window and part glazed door to the rear veranda.

### On The First Floor

#### Large Landing

having wall mounted boiler.

#### Bedroom One 3.62m x 2.59m (11'11" x 8'6")

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

#### Bedroom Two 4.09m x 2.59m (13'5" x 8'6")

having one central heating radiator and window to rear elevation.

### Bathroom

having corner shower, wash basin, wc, tiling to walls, recessed ceiling lights, one central heating radiator and built-in airing cupboard housing hot water tank.

### 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.

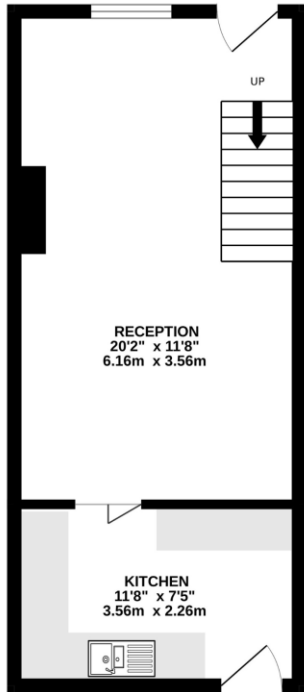
### Note

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.

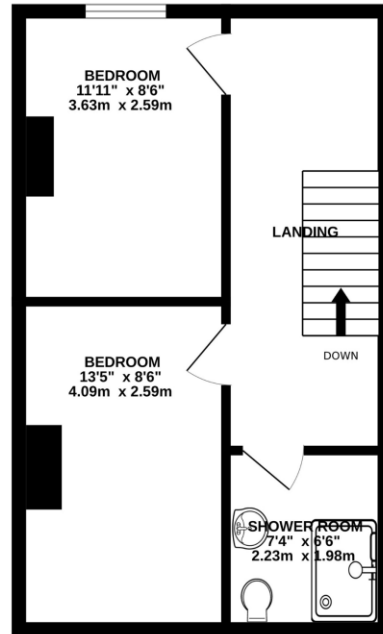




GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



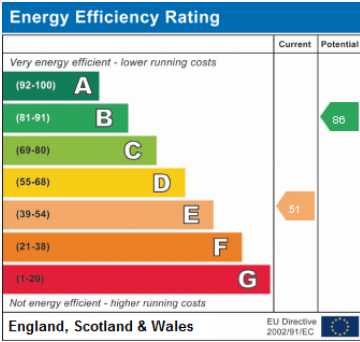
1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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:  
46 Heath Road

