



Ravens Way, Shobnall, Burton-on-Trent



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£170,000

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Key Features

- Modern Semi Detached Home
- Backing up to Canal
- Well Presented Throughout
- Gas Central Heating & Upvc Double Glazing
- Driveway & Carport
- Immediate Vacant Possession
- EPC rating C
- Freehold





Introducing this modern semi-detached home located on the fringe of Burton on Trent. This property boasts two bedrooms and a recently refitted bathroom, ensuring comfortable living for its occupants.

Situated in a well-regarded residential area, this home offers views over the canal and open ground beyond. You can unwind and enjoy the serene backdrop from your front and rear gardens, perfect for relaxing or entertaining guests.

The interior features Upvc double glazing and gas-fired central heating, as well as a re-fitted kitchen. The entire property is in good condition, recently decorated to add a touch of modern style.

For convenience, this home comes with a long driveway providing ample parking space outside. And with the property backing onto the canal, you can enjoy leisurely walks or biking along the peaceful waterway.

Accommodation In Detail

Half obscure Upvc double glazed entrance door with obscure double glazed light to side leading to

Entrance Hall

having ceramic tiling to floor, fitted smoke alarm and multi panel glazed doorway leading through to

Front Sitting Room 3.86m x 4.29m (12'8" x 14'1")

having Upvc double glazed bow window to front elevation, one double central heating radiator, staircase rising to first floor and fitted wall light points.

Impressive Breakfast Kitchen 3.89m x 2.97m (12'10" x 9'8")

having a good range of honeyed oak base and eye level units with complementary rolled edged granite effect working surfaces, four ring electric hob with stainless steel and smoked glass oven under and extractor over, stainless steel sink and draining unit, plumbing for automatic washing machine,

Karndean flooring, one double central heating radiator and Upvc double glazed window overlooking the rear garden with half glazed Upvc door opening onto the rear.

On The First Floor

Landing

having obscure Upvc double glazed window to side elevation, access to loft space and fitted smoke alarm.

Bedroom One 3.86m x 3.38m (12'8" x 11'1")

having Upvc double glazed window to front elevation, one central heating radiator and large overstairs store/wardrobe.

Bedroom Two 3.00m x 2.08m (9'10" x 6'10")

having one central heating radiator, cupboard housing fitted Worcester combi gas fired central heating boiler, further built-in wardrobe/store and Upvc double glazed window overlooking the rear garden and the canal and fields beyond.

Bathroom

having suite comprising panelled bath with shower attachment over together with glazed screen, pedestal wash hand basin, low level push button wc, full tiling complement to walls, obscure Upvc double glazed window to rear elevation, fitted extractor vent and fitted ladder towel radiator.

Outside

To the front of the home is a lawned and gravelled fore garden, an adjacent tarmac driveway provides parking for up to three vehicles including a covered carport area. To the rear is an enclosed garden which features patio area, shaped lawns and flower borders and backs onto the canal.

Services

All mains services are believed to be connected to the property. The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Measurement

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

Tenure 0.00m x 0.00m (0'0" x 0'0")

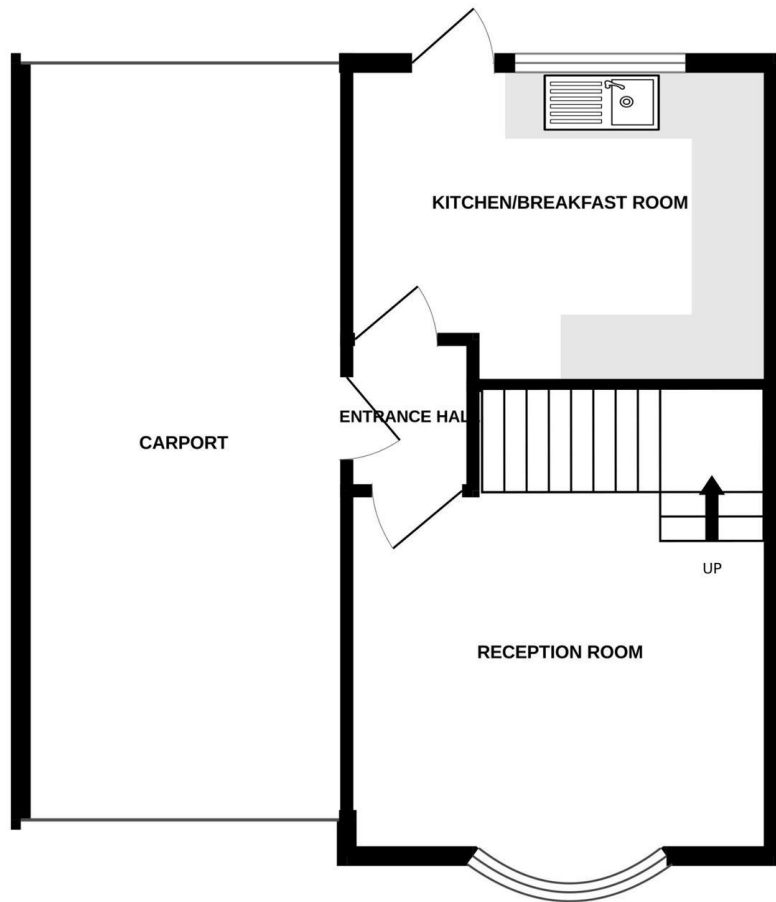
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

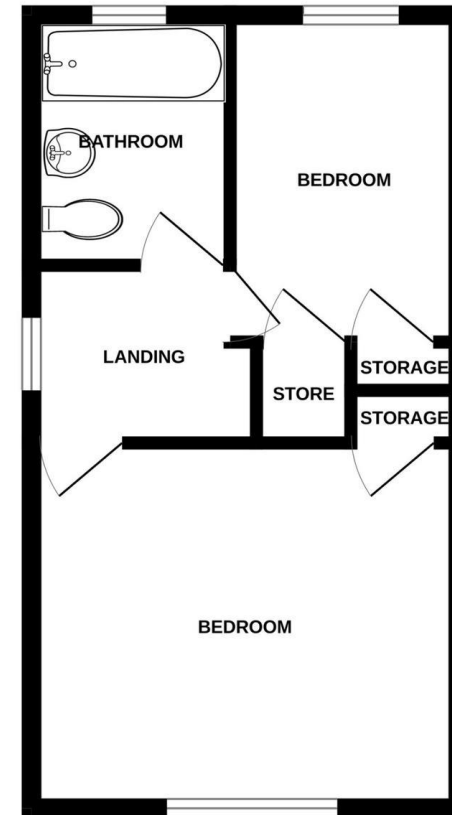
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



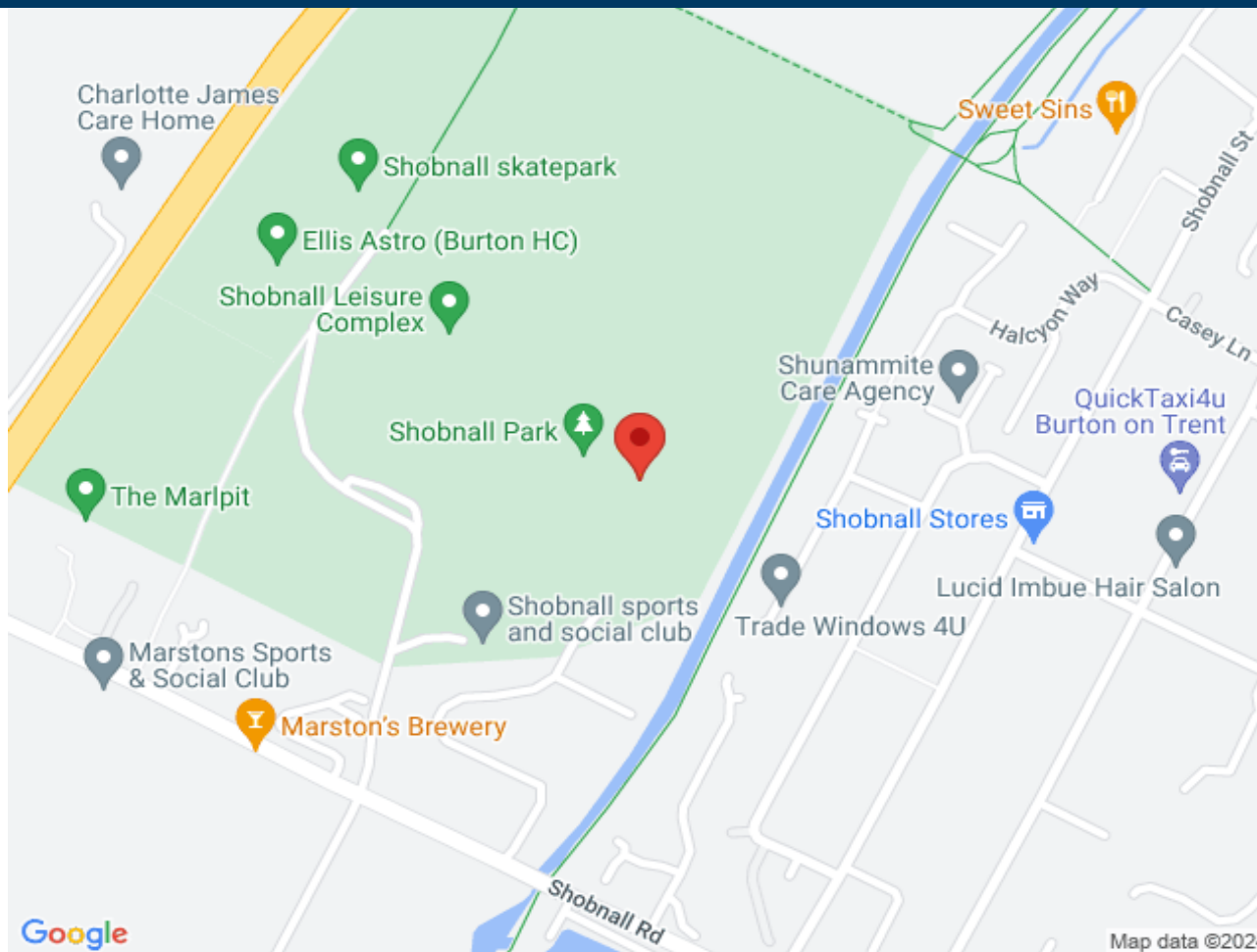
1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



42 RAVENS WAY DE14 2JS

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

