



Merrydale Road, Stapenhill,  
Burton-on-Trent



3



2



1

£200,000



## Key Features

- Versatile Semi Detached Home
- Established & Well Regarded Location
- Convenient Location
- Attractive Larger Than Average Plot
- Three Bedrooms
- Large Garage
- EPC rating E
- Freehold





Merrydale Road has always proved a popular and attractive location due to its proximity to facilities and amenities and Burton town centre. No. 3 is the first property in the road and occupies a larger than average plot offering potential and scope for improvement. The property itself offers considerable potential and is complemented by an attractive plot with a large detached garage. In brief the accommodation comprises: - good sized entrance hall, large living room, kitchen, bathroom, ground floor double bedroom and on the first floor there are two further bedrooms and a shower room. The property has double glazing and gas central heating. It should be noted that the property stands adjacent to the rear of The Grove public house, and this is not considered an issue.

#### Accommodation In Detail

Upvc entrance door opening into:

#### Reception Hall 2.75m x 3.74m (9'0" x 12'4")

having window to front elevation, two central heating radiators, staircase rising to first floor and understairs store cupboard.

#### Lounge 3.06m x 4.81m (10'0" x 15'10")

having bow window to front elevation, gas fire standing on a slate tiled hearth and one central heating radiator.

#### Kitchen 2.58m x 3.18m (8'6" x 10'5")

having half glazed Upvc double glazed door to side, Upvc double glazed window to rear, stainless steel sink with cupboard under, wall mounted units, work top with tiled surrounds, appliance space, one central heating radiator and pantry.

#### Ground Floor Bedroom 3.06m x 4.09m (10'0" x 13'5")

having one central heating radiator, window to the rear elevation and airing cupboard.

#### Bathroom

having three piece suite in blue comprising bath, wash basin and WC, tiling to walls, one central heating radiator and window to side elevation.

#### Landing

having window to side elevation.

#### Bedroom Two 2.86m x 3.77m (9'5" x 12'5")

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

#### Bedroom Three 2.88m x 3.02m (9'5" x 9'11")

having one central heating radiator, window to rear elevation and built-in double wardrobe.

#### Shower Room

having wc, wash basin, shower tray, tiling to walls, window to side elevation and extractor fan and radiator.

#### Outside

To the front of the property is a low maintenance walled garden area and a wide driveway gives access to the side and rear of the property. To the rear is a large detached garage and enclosed garden area laid to grass with a patio area.

#### 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.

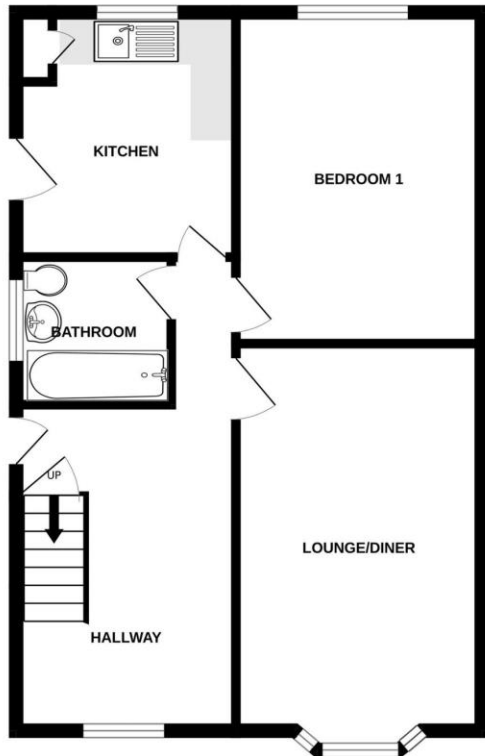
#### Tenure

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.

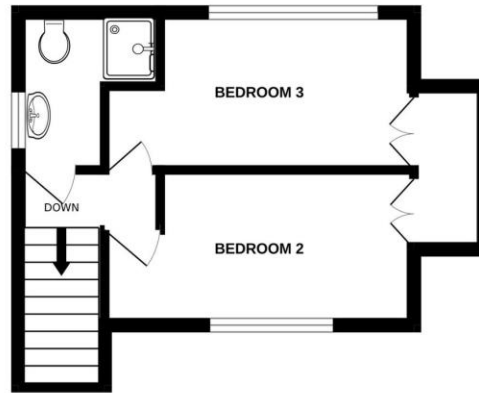
#### Note

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  
558 sq.ft. (51.8 sq.m.) approx.

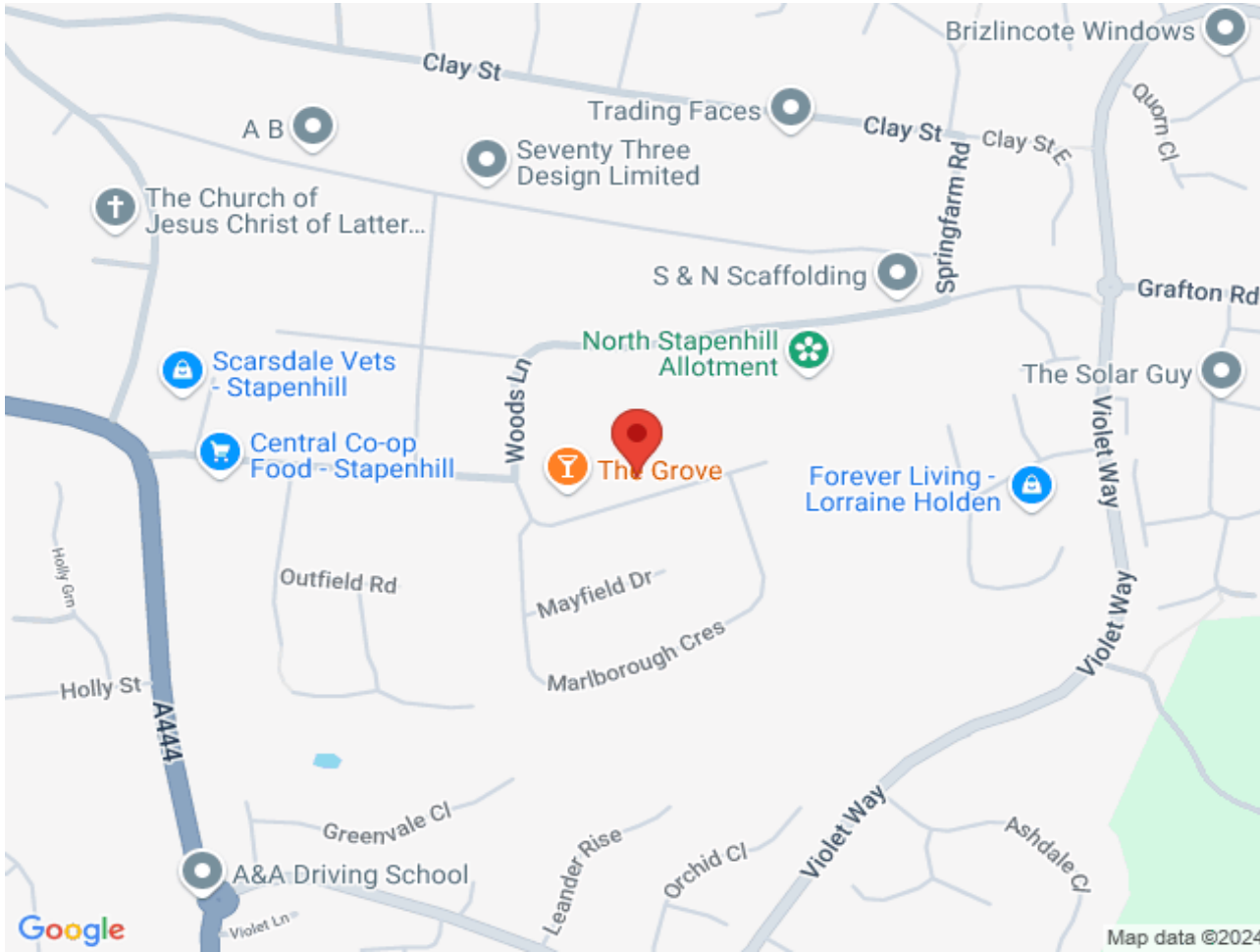


1ST FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

