

2  
0  
M  
S



Malvern Street, Stapenhill,  
Burton-on-Trent



3



1



1

Guide price £270,000



## Key Features

- Extremely Well Presented Period Home
- Popular Well Regarded Location
- Convenient For Local Facilities, Schools & Burton Town Centre
- Elevated Position With Gardens To Front & Rear
- Three Bedrooms
- EPC rating D
- Freehold





A very impressive example of an attractive period semi detached home in a well regarded and sought after location. The location is close to local amenities and schools whilst still with 1.5 miles of Burton town centre and just a short walk from the Riverside Gardens. Internally the property is presented to a particularly impressive standard and has been altered/extended to provide accommodation which in brief comprises: - attractive hallway, lounge, fabulous living dining kitchen and on the first floor a landing leads to three bedrooms and bathroom. Outside the property is set back from the road behind a fore garden and enjoys a private enclosed rear garden.

### Accommodation In Detail

Entrance door leading to:

#### Reception Hall

having spindled staircase rising to first floor, good sized understairs store cupboard, tiling to floor, antique style radiator and half glazed leaded doors to kitchen and lounge.

#### Lounge 3.74m x 4.15m (12'4" x 13'7")

having one central heating radiator, Victorian style fireplace with cast iron inserts set on a slate hearth, antique style radiators, coving to ceiling, original picture rail, three wall light points and bay window to front elevation.

#### Living Dining Kitchen 4.06m x 6.63m (13'4" x 21'10")

featuring:

#### Kitchen Area

having Belfast sink with mixer tap, natural polished wood work top and complementary splashback, base cupboards and drawers, matching wall mounted units, central island feature with cupboards under, wood effect flooring, appliance space for range style cooker with extractor canopy over, further appliance space, recessed ceiling lights, skylight and patio doors leading out to the rear garden.

#### Living Dining Area

having wood effect flooring and feature fireplace.

#### On The First Floor

#### Split Level Landing

having one central heating radiator.

#### Bedroom One 3.71m x 4.14m (12'2" x 13'7")

having coving to ceiling, antique style radiator, cast iron feature fireplace and window to front elevation.

#### Bathroom

having three piece white suite comprising bath with shower over together with glazed screen, wc, antique style wash basin, recessed ceiling lights tiling to floor and built-in boiler cupboard.

#### Bedroom Two 3.07m x 3.13m (10'1" x 10'4")

having one central heating radiator and window to rear elevation.

#### Bedroom Three 2.13m x 2.72m (7'0" x 8'11")

having window to side elevation and one central heating radiator.

#### Outside

The property is approached via a paved pathway which extends to the rear. There is a fore garden and to the rear is an enclosed garden with a decking 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.

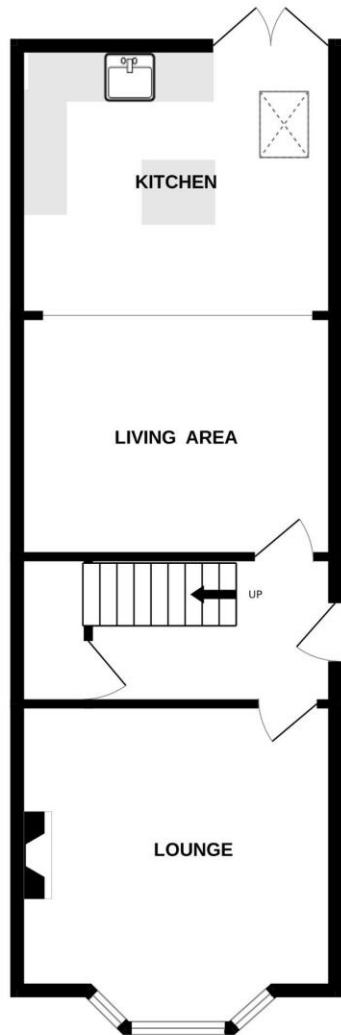
#### Tenure

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.

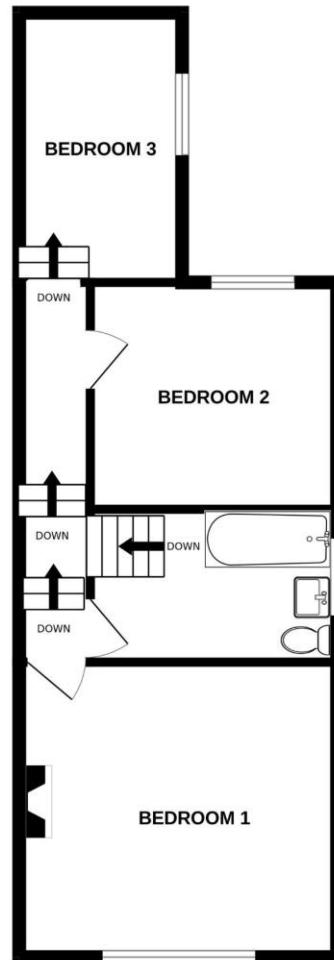
#### Note

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  
556 sq.ft. (51.7 sq.m.) approx.

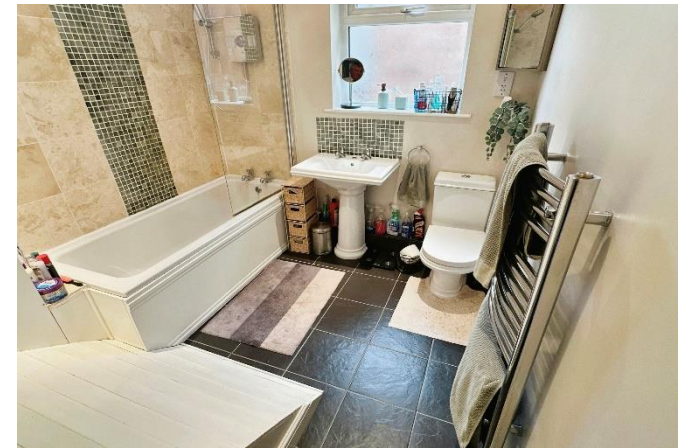


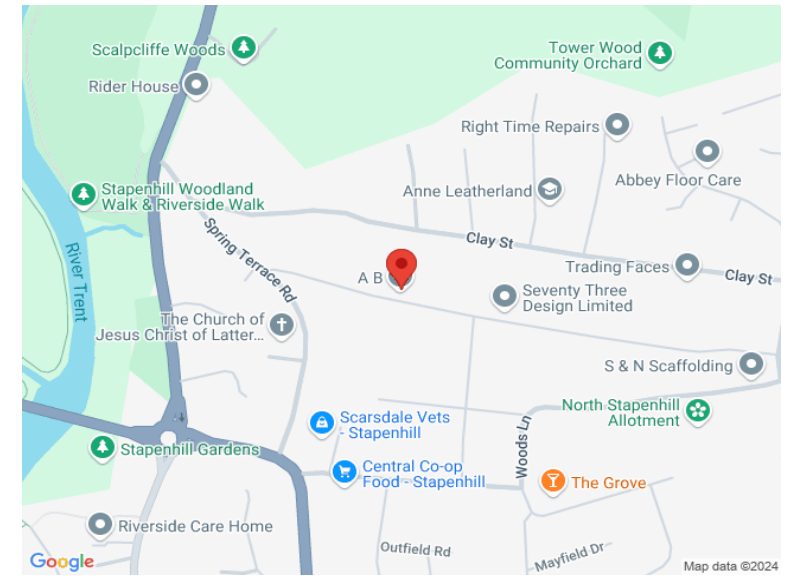
1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.  
Made with Metropix ©2024





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			