



Old School Grounds, Berry Hedge Lane,  
Winhill, Burton-on-Trent



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Guide price £170,000



## Key Features

- Lovely Modern Mews Home
- Upvc Double Glazing & Gas Fired Central Heating
- Popular Residential Location
- Close To Amenities & Facilities
- Allocated Parking & Visitor Spaces
- Well Presented Throughout
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented modern two bedroomed mews home located in a popular and convenient position. In brief the accommodation comprises: - entrance hall, good sized breakfast kitchen, inner lobby with study area and guest cloaks off, good sized rear reception room and on the first floor a landing leads to two good sized bedrooms and bathroom. Outside is a pleasant enclosed landscaped garden to the rear together with allocated and visitor parking again to the rear.

### Accommodation In Detail

#### Open Canopied Entrance

having composite entrance door with obscure double glazed lights inset leading to:

#### Entrance Hall

having quality fitted oak effect laminate flooring, one central heating radiator, staircase rising to first floor and thermostatic control for central heating.

#### Breakfast Kitchen

having a good range of fitted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring induction hob with oven under, quality fitted laminate flooring, one central heating radiator, Upvc double glazed window to front elevation and fitted Ariston condensing combi gas fired central heating boiler,

#### Inner Lobby

having useful study area.

#### Guest Cloak Room

having low level wc, wall mounted wash basin, plumbing for washing machine, one central heating radiator and fitted extractor vent.

#### Reception Room 3.8m x 3.05m (12'6" x 10'0")

having Upvc double glazed window to rear elevation, Upvc half double glazed door to rear garden, one central heating radiator and quality fitted laminate flooring.

### On The First Floor

#### Landing

having fitted smoke alarm, large full height storage cupboard and access to loft space which is partly boarded and accessed via a loft ladder.

#### Master Bedroom 3.8m x 3.1m (12'6" x 10'2")

having Upvc double glazed window to rear elevation and one central heating radiator.

#### L-Shaped Bedroom Two 2.6m x 3.8m (8'6" x 12'6")

having twin Upvc double glazed windows to front elevation and one central heating radiator.

#### Bathroom

having modern white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash basin, low level wc, fitted shaver point, fitted extractor vent and one central heating radiator.

#### Outside

The property occupies a very pleasant position and is located within a mews style development. A block paved pathway leads to the front and to the rear is a pleasant enclosed garden with granite set seating area and central pathway with borders to either side. The garden is screened by timber fencing. Beyond which lies a parking area with both allocated and visitor parking.

#### 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.

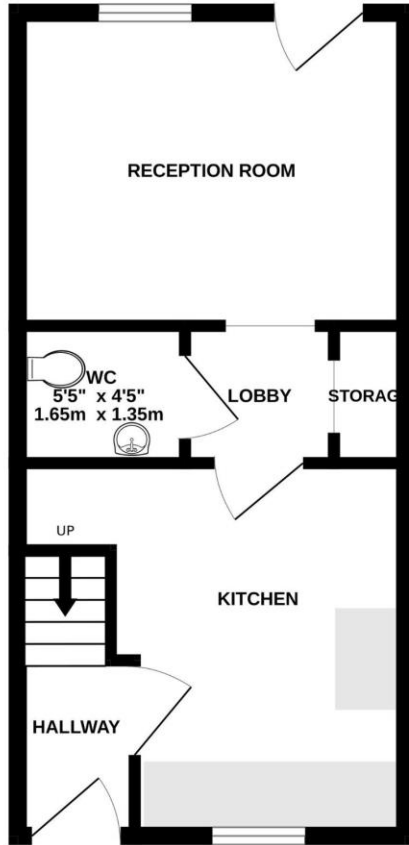
#### Tenure

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.

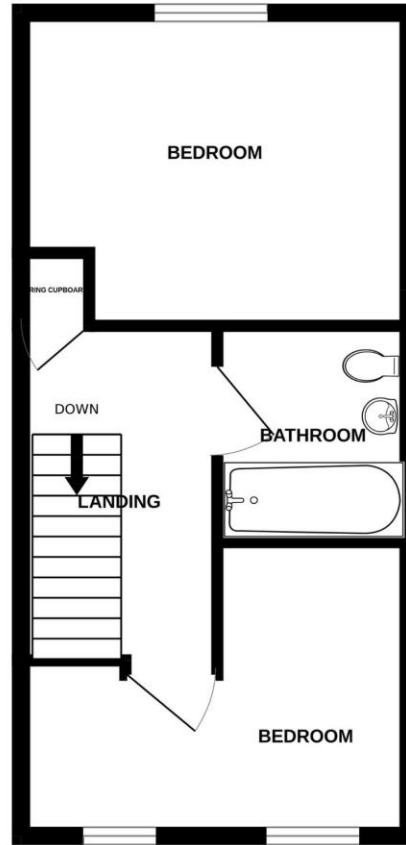
#### Note

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




1ST FLOOR



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+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
	WWW.EPC4U.COM	