



Heath Road, Stapenhill,  
Burton-on-Trent



3



1



2



Guide price £185,000



## Key Features

- Well Presented End Terrace Property
- Ample Off Road Parking
- Convenient Established Residential Location
- No Upward Chain
- Enclosed Private Gardens
- Large Sheds/Garden Room
- EPC rating D
- Freehold





An attractive end terraced property on this established residential address. Particular features of the property are the driveway to the side providing ample car-standing and potential access to the rear of the property, the good sized rear garden and outbuilding/sheds with a large garden room/playroom together with a further large shed. Internally the property is presented very well and features two reception rooms, well appointed kitchen and on the first floor are three bedrooms. The property is sold with no upward chain.



### Accommodation In Detail

Entrance door opening into:

#### Lounge 3.49m x 3.48m (11'6" x 11'5")

having bay window to front elevation, one central heating radiator and feature fireplace.

#### Inner Lobby

having understairs store cupboard.

#### Dining Room 3.47m x 3.48m (11'5" x 11'5")

having feature fireplace, one central heating radiator, window to rear elevation and access to first floor.

#### Kitchen 2.08m x 2.68m (6'10" x 8'10")

having stainless steel sink and drainer with mixer tap, base cupboards and drawers, matching wall mounted units, tiled surrounds, window to side elevation and door to inner lobby.

#### Innr Lobby

having half glazed door to side patio.

#### Bathroom

having three piece white suite comprising bath with shower attachment over together with glazed screen, wc, wash basin, tiled surrounds, one central heating radiator and window to side elevation.

### On The First Floor

#### Landing

having one central heating radiator.

#### Bedroom One 3.48m x 3.51m (11'5" x 11'6")

having one central heating radiator, overstairs store cupboard and window to front elevation.

#### Bedroom Two 2.6m x 3.5m (8'6" x 11'6")

having one central heating radiator and window to rear elevation.

#### Bedroom Three 2.71m x 2.09m (8'11" x 6'11")

having one central heating radiator, window to rear and built-in cupboard housing central heating boiler.

#### Outside

To the front of the property is an enclosed fore garden/yard area and to the side there is a driveway providing ample car-standing with double gates opening to the rear garden. To the rear is a patio area with a part glazed small shed, there is a further large shed, beyond which is a grassed garden area. There is a further shed and a large games room.

#### Large Shed 5.9m x 3.6m (19'5" x 11'10")

#### Games Room/Garden Room 5.11m x 4.06m (16'10" x 13'4")

having part glazed door and window to front.

#### 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

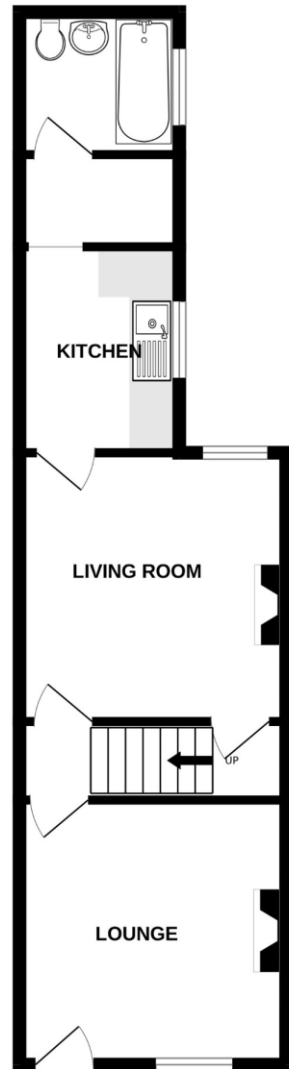
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

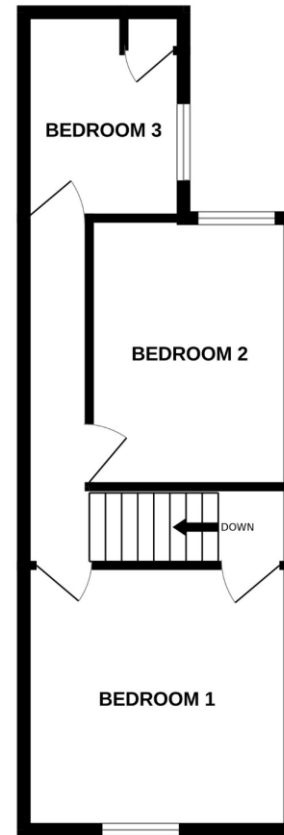
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



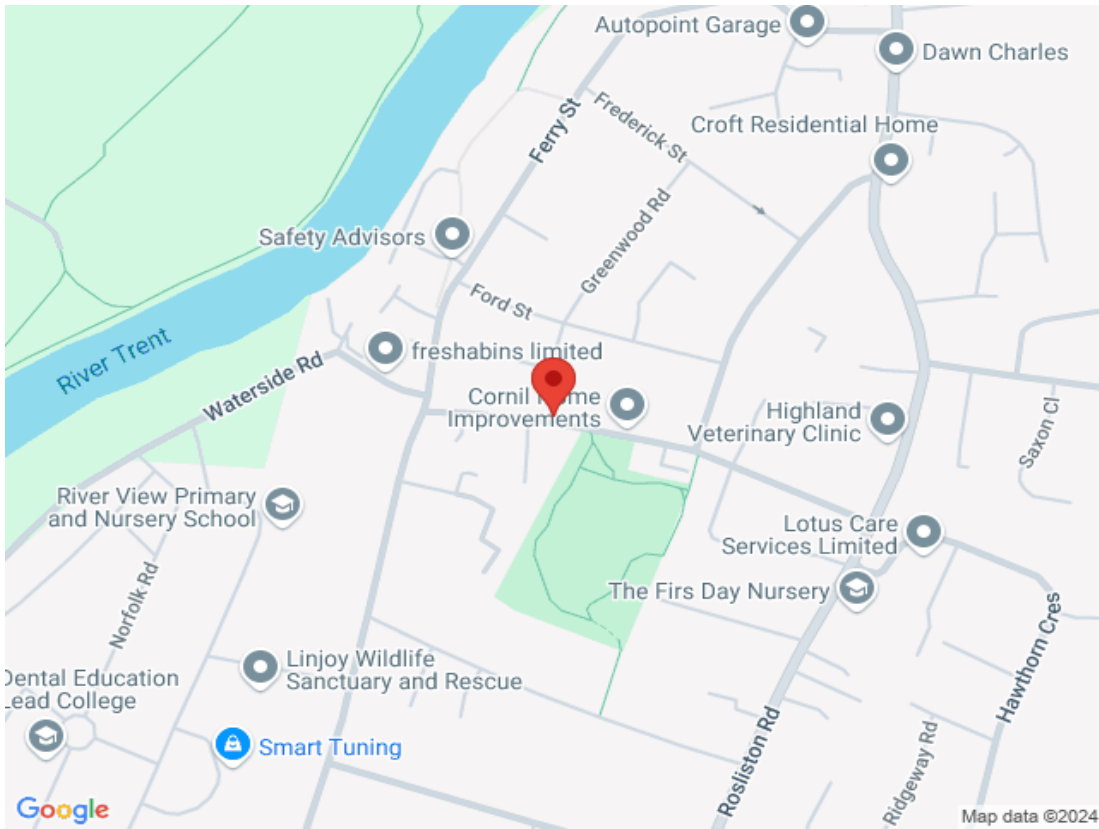
1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	
<small>WWW.EPC4U.COM</small>		

