



Woods Lane, Stapenhill



£168,000



Key Features

- An Exceptional Terraced Home
- Good sized established Gardens
- Very well regarded location
- Two Reception Rooms
- 100 Yards from shops/facilities
- Kitchen and Utility Room
- EPC rating D
- Freehold





A commendable traditional terraced home in this very convenient and popular location.

Situated just over a mile from Burton Town Centre the property is within 100 yards of local facilities and amenities.

The property is complimented by an attractive enclosed and good sized garden and internally, is presented to a very good standard and has been well looked after.

The accommodation briefly comprises, Lounge, Rear Sitting Room, Fitted Kitchen and Utility. To the first floor, are two good Bedrooms and a large Bathroom.

Lounge 3.03m x 3.77m (9'11" x 12'5")

having a wood effect laminate floor, picture rail, window to the front, radiator and a victorian cast iron fireplace with tiled inserts and authentic surround and mantle. there is a part glazed entrance door and further door to the inner lobby.

Inner Lobby

having an understairs cupboard.

Living Room 3.47m x 3.7m (11'5" x 12'1")

having a wood effect, laminate floor, radiator, window to the rear and doors to the stairs and kitchen.

Kitchen 1.94m x 3.22m (6'5" x 10'7")

having a stainless steel sink and mixer tap set into a wood effect work top with tiled surrounds. base cupboards and drawers and matching wall units, appliance space for cooker and washer, window to the side and tiled floor.

Utility/Rear porch 1.69m x 2.03m (5'6" x 6'8")

having a half glazed door to the side and tiled floor.

Landing

Bedroom One 3.05m x 3.79m (10'0" x 12'5")

having a window to the front, radiator and over stairs cupboard.

Bedroom Two 2.79m x 3.49m (9'2" x 11'6")

having a window to the rear and radiator.

Bathroom 1.96m x 3.01m (6'5" x 9'11")

having a three piece suite in white with bath and electric shower over, WC and wash basin, radiator and window to the side.

Externally

To the front of the property there is a fore garden laid to grass.

There is a very pleasant enclosed garden to the rear with established shrubs, an artificial lawn for ease of maintenance and a good sized shed.]

Services

All mains services are believed to be connected to the property.

Measurements

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

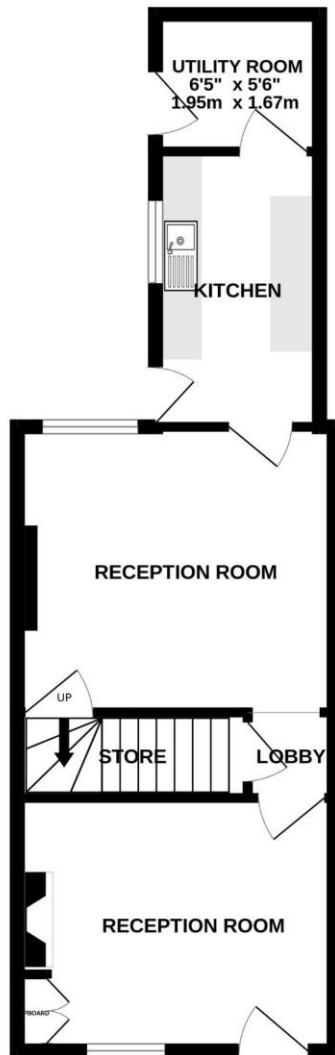
Tenure

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.

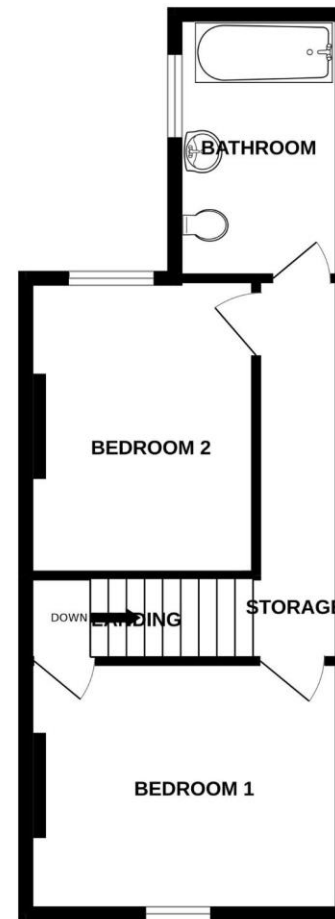
Note.

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
406 sq.ft. (37.8 sq.m.) approx.



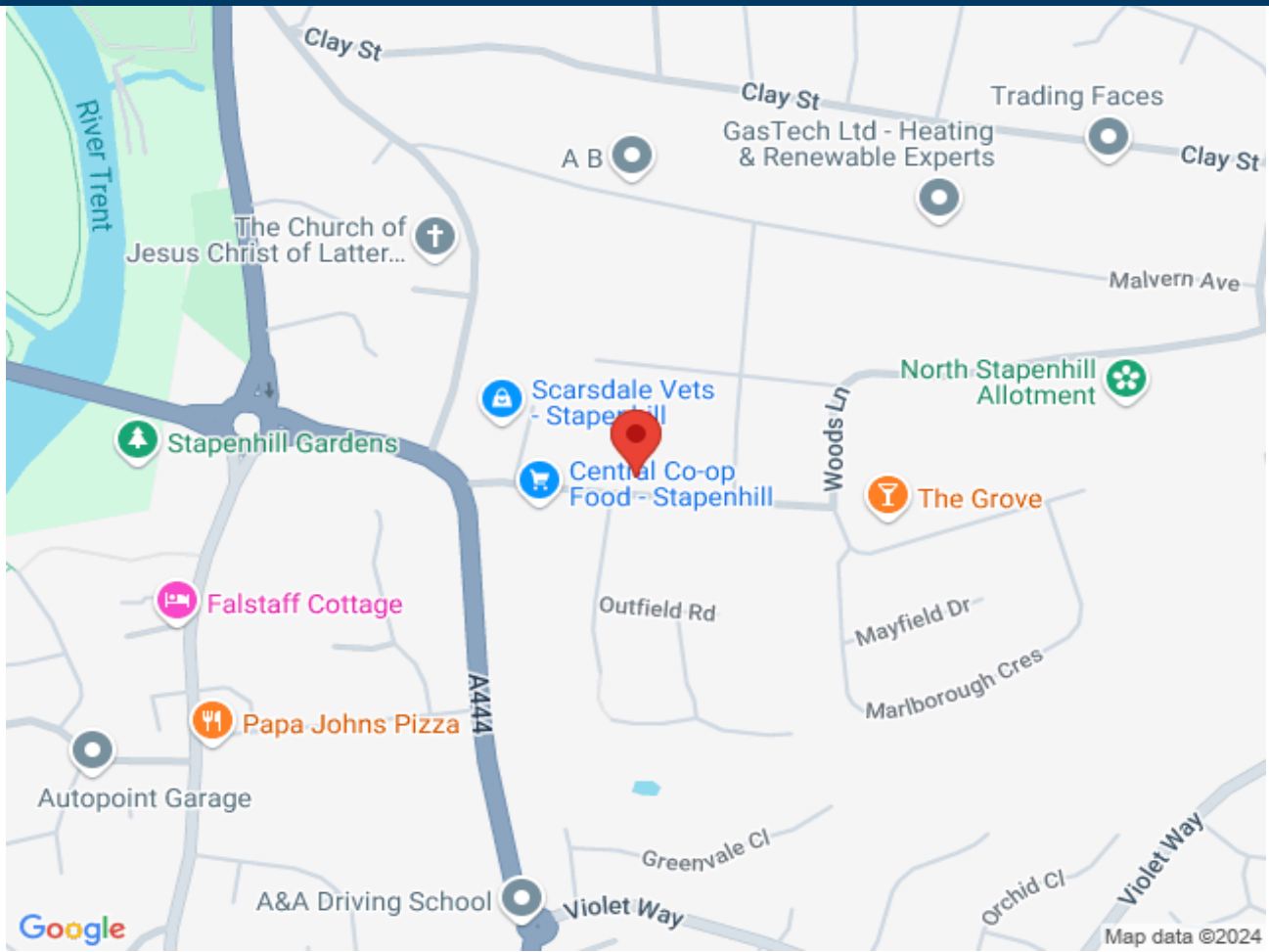
1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



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TOTAL FLOOR AREA : 784 sq.ft. (72.9 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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

