



Meynell Close, Stapenhill,  
Burton-on-Trent



3



1



1



Guide price £175,000



## Key Features

- Three Bedroomed Semi Detached Home
- Highly Regarded Residential Location
- Immediate Vacant Possession
- Well Presented Throughout
- Upvc Double Glazing & Gas Fired Central Heating
- Head Of Cul De Sac Position
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached home located on the popular Brizlincote Valley. Benefiting from both Upvc double glazing and gas central heating the home is offered with the benefit of immediate vacant possession and would suit either an investor or first time buyer. The home in brief comprises: - entrance hall, large front sitting room, open dining kitchen and on the first floor a landing leads to three bedrooms and bathroom with white suite. Outside to the front is a deep fore garden which is mainly laid to lawn, a driveway leads to a detached sectional garage and to the rear is a landscaped garden which features patio and lawned areas.

### Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

### Entrance Hall

having staircase rising to first floor, fitted laminate flooring and one central heating radiator.

### Front Sitting Room

having Upvc double glazed window to front elevation, one central heating radiator, feature fireplace with marble backplate and hearth together with fitted electric fire, coving to ceiling and quality fitted laminate flooring.

### Breakfast Kitchen

having a good range of white fronted high gloss base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, grey slate effect ceramic tiling to floor, sink and draining unit, Upvc double glazed window to rear elevation, sliding Upvc double glazed patio doors opening out to the rear garden, four ring electric hob with oven under and stainless steel extractor over and fitted breakfast bar.

### On The First Floor

### Landing

having access to loft via retractable ladder, fitted smoke alarm, airing cupboard providing useful storage space and useful overstairs storage cupboard with fitted shelving.

### Bedroom One

having Upvc double glazed window to front elevation, one central heating radiator and fitted laminate flooring.

### Bedroom Two

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

### Bedroom Three

having Upvc double glazed window to front elevation, one central heating radiator, fitted laminate flooring an useful overstairs store/wardrobe.

### Bathroom

having three piece white suite comprising corner bath with electric shower over together with rail and curtain, pedestal wash basin, low level wc, obscure Upvc double glazed window to rear elevation, heated chrome ladder towel radiator, ceramic tiling to floor and fitted extractor vent.

### Outside

To the front of the property is a lawned fore garden with an adjacent driveway providing access to a detached sectional garage. The rear garden features a good sized patio area and predominantly lawned gardens with a further seating/patio area. The garden is screened by timber fencing.

### Services

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

### Tenure

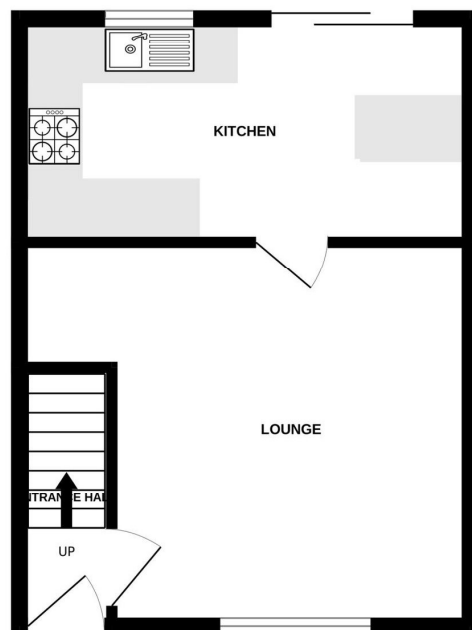
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

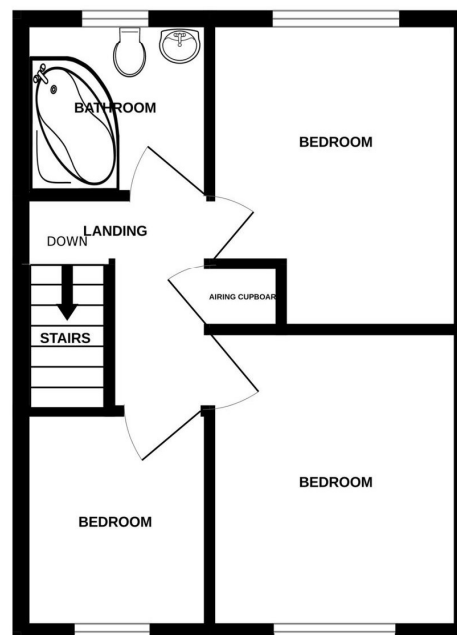
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



1ST FLOOR



70 MEYNELL CLOSE

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



