



Malvern Avenue, Stapenhill,
Burton-on-Trent



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£285,000



Key Features

- Traditional Three Bedroom Semi
- Double Glazed & Gas Central Heating
- Detached Garage With Bar/Gym
- Front and Rear Gardens
- Three Well Proportioned Bedrooms
- Large Well Presented Kitchen/Breakfast Room
- EPC rating D
- Freehold





*** No Upward Chain *** Virtual Tour Available ***

Newton Fallowell are delighted to present to the market this well presented family home set ideally for all local amenities and town centre. Occupying an enviable plot and offering modern living throughout this home comprises of in brief:- entrance hallway, reception room, kitchen/breakfast room, utility. First floor offers three well proportioned bedrooms and a family bathroom. Outside provides landscaped gardens to both front and rear as well as a single detached garage and garden room with fully equipped bar. There is an extensive lawn to the rear backing on to the brook.

Accommodation In Detail

Entrance Hall

having Upvc double glazed window to side elevation, wall mounted radiator, stairs rising to first floor and under stairs storage.

Reception Room

having upvc double glazed bay window to front elevation, wall mounted radiator and feature gas fire.

Beautiful Kitchen / Breakfast Room

having an array of wall and base level units, integrated dishwasher, cooker with induction hob, extractor fan over, stainless steel sink and drainer, space for fridge / freezer, stainless steel splashback surround, wall mounted radiator, Upvc double glazed window.

Utility Room

having wall mounted radiator, Upvc double glazed window to rear elevation, plumbing for washing machine as well as a stainless steel sink and drainer.

On The First Floor

Landing

having Upvc double glazed window to side elevation.

Bedroom One

having wall mounted radiator as well as Upvc double glazed bay window to front elevation.

Bedroom Two

having Upvc double glazed bay window to rear elevation and wall mounted radiator.

Bedroom Three

having Upvc double glazed window to front elevation, wall mounted radiator and built in over stairs storage.

Family Bathroom

having obscure Upvc double glazed window to rear elevation, wall mounted radiator, low level wc, wash pedestal hand basin and panelled bath with shower over.

Outside

To the front is a generous sized driveway providing ample off road parking leading to single detached garage and front lawn. Side access leads to a landscaped rear garden with large lawn leading down to the a brook, decked and patio seating areas as well

Measurement

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

Note

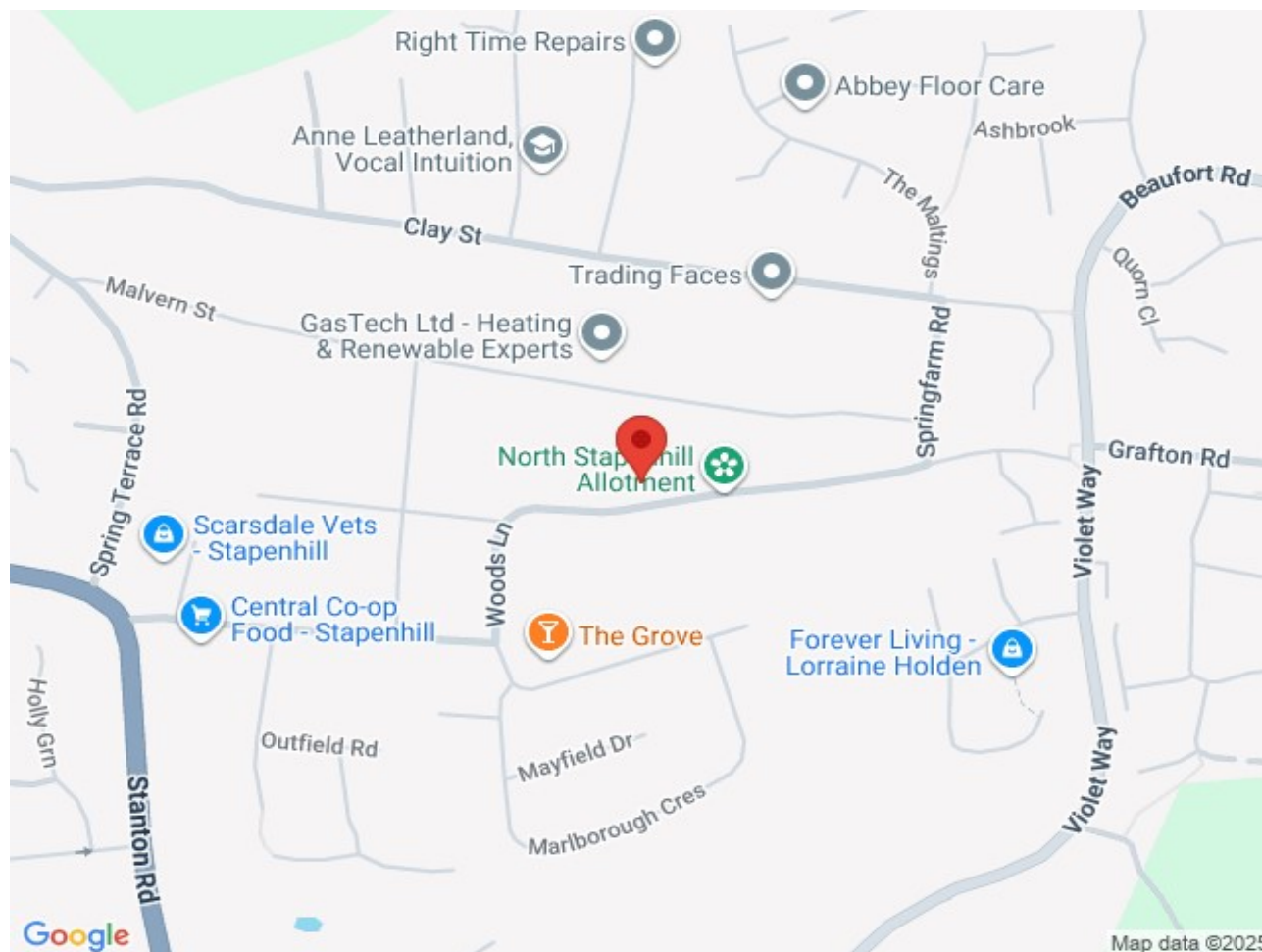
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Services

All mains are believed to be connected.

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 purcha



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.