



Blythfield, Burton-on-Trent



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£165,000

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## Key Features

- Modern Two Bedroomed Town House
- Extensive Driveway & Garage
- Recently Refurbished
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Immediate Vacant Possession
- EPC rating C
- Freehold





This modern two bedoomed town house in a sought-after cul-de-sac setting, close to the centre of Burton-on-Trent, Staffordshire. The property has benefited from recent refurbishment and is presented to a good standard throughout. A particular note is the modern fitted kitchen, designed to provide functionality alongside contemporary style. The residence features a open plan reception room, providing comfortable accommodation for relaxation or entertaining.

The property comprises two bedrooms and modern bathroom. Gas central heating is installed, together with Upvc double glazing. To the rear lies a private, enclosed garden. The property further benefits from an extensive driveway and a garage, offering substantial parking provision and secure storage.

#### Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

#### Entrance Hall

having quarry tiling to floor and doorway leading to:

#### Reception Room 4.56m x 3.85m (15'0" x 12'7")

having open plan staircase rising to first floor, Upvc double glazed window to front elevation, one double central heating radiator, feature fireplace with marble backplate and hearth and fitted wall light points.

#### Newly Fitted Breakfast Kitchen 3.84m x 2.57m (12'7" x 8'5")

having a good range of high gloss dark grey base and eye level units with complementary rolled edged working surfaces, four ring gas hob with extractor over, polycarbonate sink and draining unit with swan neck mixer tap, Upvc double glazed window to rear elevation, half obscure glazed door to rear and one central heating radiator.

#### On The First Floor



#### Landing

having access to loft space.

#### Bedroom One 3.83m x 2.6m (12'7" x 8'6")

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

#### Bedroom Two 3.84m x 2.36m (12'7" x 7'8")

having twin Upvc double glazed windows to front elevation, one central heating radiator and useful overstairs store with fitted Worcester condensing combi gas fired central heating boiler.

#### Bathroom

having modern white three piece suite comprising panelled bath with thermostatically controlled shower over, pedestal wash basin, low level twin flush push button wc, full tiling complement around bath area and half tiling to further walls, fitted shaver point and heated chrome ladder towel radiator.

#### Outside

To the front of the property is a small fore garden and garden store. To the rear is a patio area and an enclosed mainly lawned garden beyond. There is an outside water supply. A driveway, close to the property, provides parking for 2/3 vehicles and leads to a garage with up and over door, electric light and power.

#### 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.

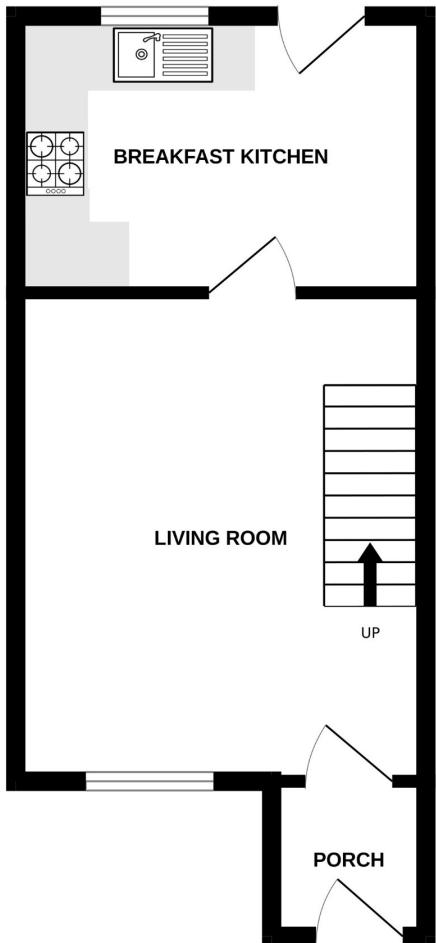
#### Note

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.

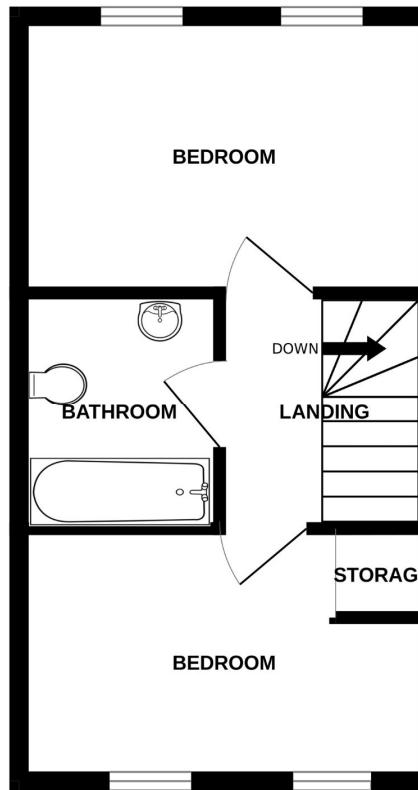
#### \*\*\* Agents Note

The owner of this property is a connected party as defined in the Estate Agency Act 1979. Further details available upon request.

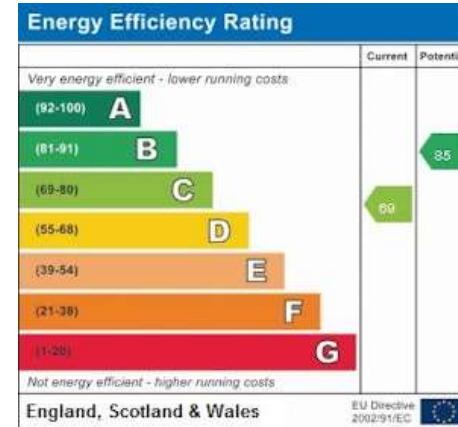
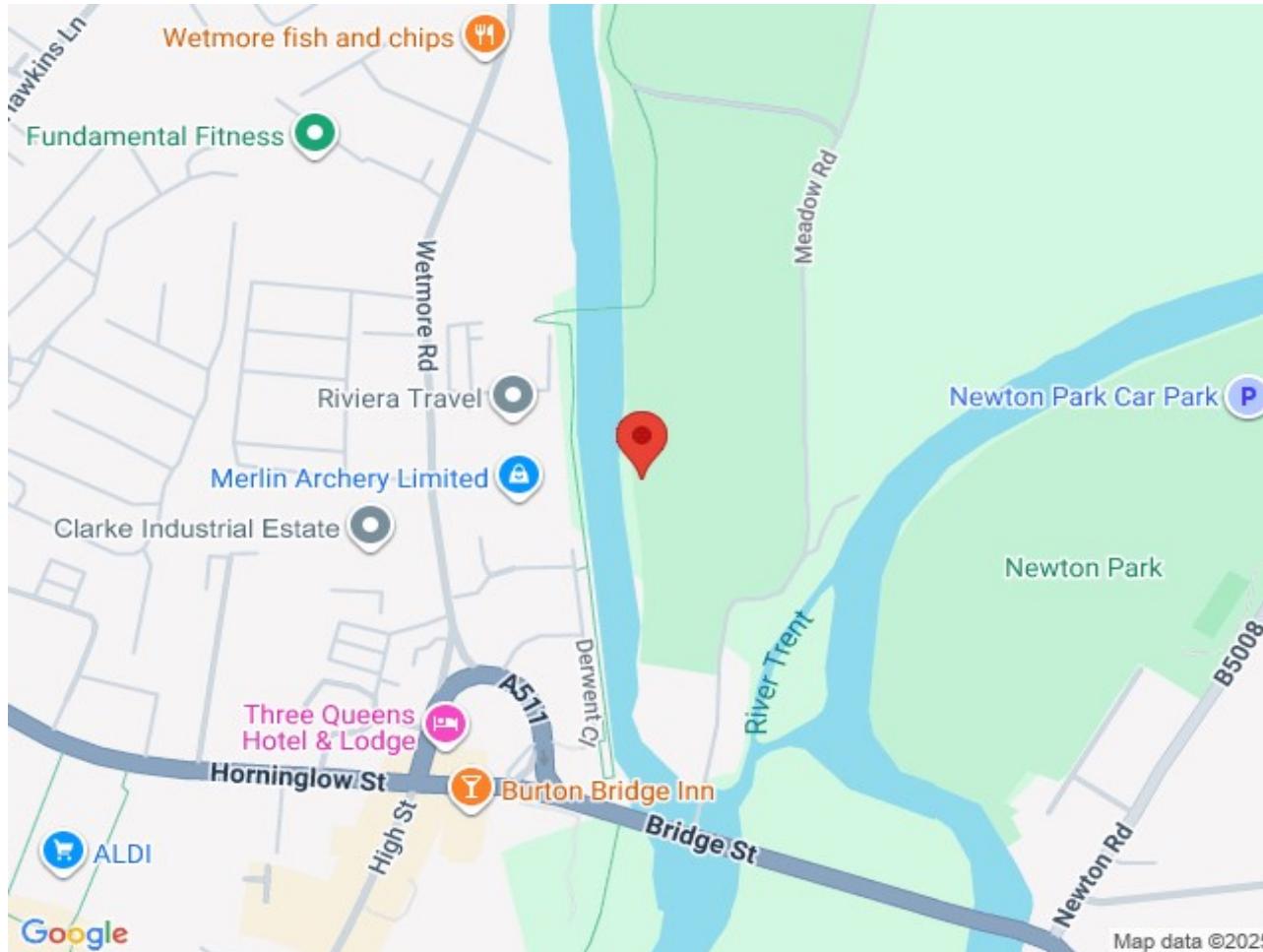
GROUND FLOOR



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 sales 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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