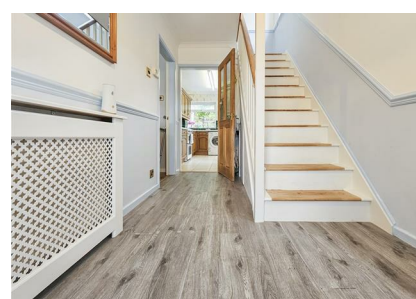


# Lower Outwoods Road, Burton-On-Trent, DE13 0QU

Offers In The Region Of £245,000





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Offers In The Region Of £245,000  
Council Tax Band: C

Welcome to this 3 Bedroom Detached Family Home, situated within a desirable location near to Burton Hospital and a range of amenities.

The property benefits from good sized rooms throughout, including a welcoming hallway, 24ft reception room, spacious kitchen, downstairs WC as well as 3 bedrooms and the well-appointed bathroom to the first floor. Outside the property benefits from a drive for multiple cars, and to the rear, the garden is large and well maintained.

### Detailed description:

#### Approach

The property is approached via an extended porch, through a double glazed door giving access to:

#### Entrance Hallway

Double glazed window to front elevation, recessed ceiling downlights, central heating radiator, stairs to first floor landing and doors off to lounge/diner and kitchen.

#### Lounge / Diner 24' 5" x 11' 0" (7.44m x 3.35m)

Double glazed window to front elevation, ceiling light points, feature gas fireplace with hearth and surround, central heating radiators and double glazed sliding doors giving access to rear garden.

#### Kitchen 11' 5" x 8' 9" (3.48m x 2.67m).

A range of wall and base units incorporating a one and a half bowl sink with drainer, there is space for appliances which current include freestanding over with gas hob, microwave and washing machine, double glazed window to rear elevation, ceiling pendant, central heating radiator, and doors to the rear garden as well as the downstairs W.C.

#### W.C

Suite comprising wash hand basin and low level flush W.C, double glazed window to side elevation and ceiling pendant.

#### First Floor Landing

Double glazed window to side elevation, ceiling light point, central heating radiator, loft access and doors off to three bedrooms, bathroom and W.C.

#### Bedroom One 13' 2" x 10' 0" (4.01m x 3.05m)

UPVC double glazed window to front elevation, ceiling light point and central heating radiator.

#### Bedroom Two 12' 0" x 10' 0" (3.66m x 3.05m)

UPVC double glazed window to rear elevation, ceiling light point and central heating radiator.

#### Bedroom Three 7' 3" x 6' 8" (2.21m x 2.03m)

UPVC double glazed window to front elevation, ceiling light point, central heating radiator and built-in wardrobe.

#### Bathroom

Suite comprising panelled bath with separate walk-in shower with glass screen, wash hand basin, double glazed window to rear elevation, ceiling light, and centrally heated radiator.

#### Rear Garden

A landscaped garden with patio area, lawned area, borders, established greenery and access to the storage garage. The garden is landscaped across 4 levels filled with a variety of plants. There is also a good sized patio area, lawn and garden pond.

#### Parking

The property has a block paved driveway providing off road parking for several vehicles.

#### Additional Information

Energy Performance Rating:B

Tenure: Freehold

Local Authority: East Staffordshire Borough Council

Council Tax Band: C

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.









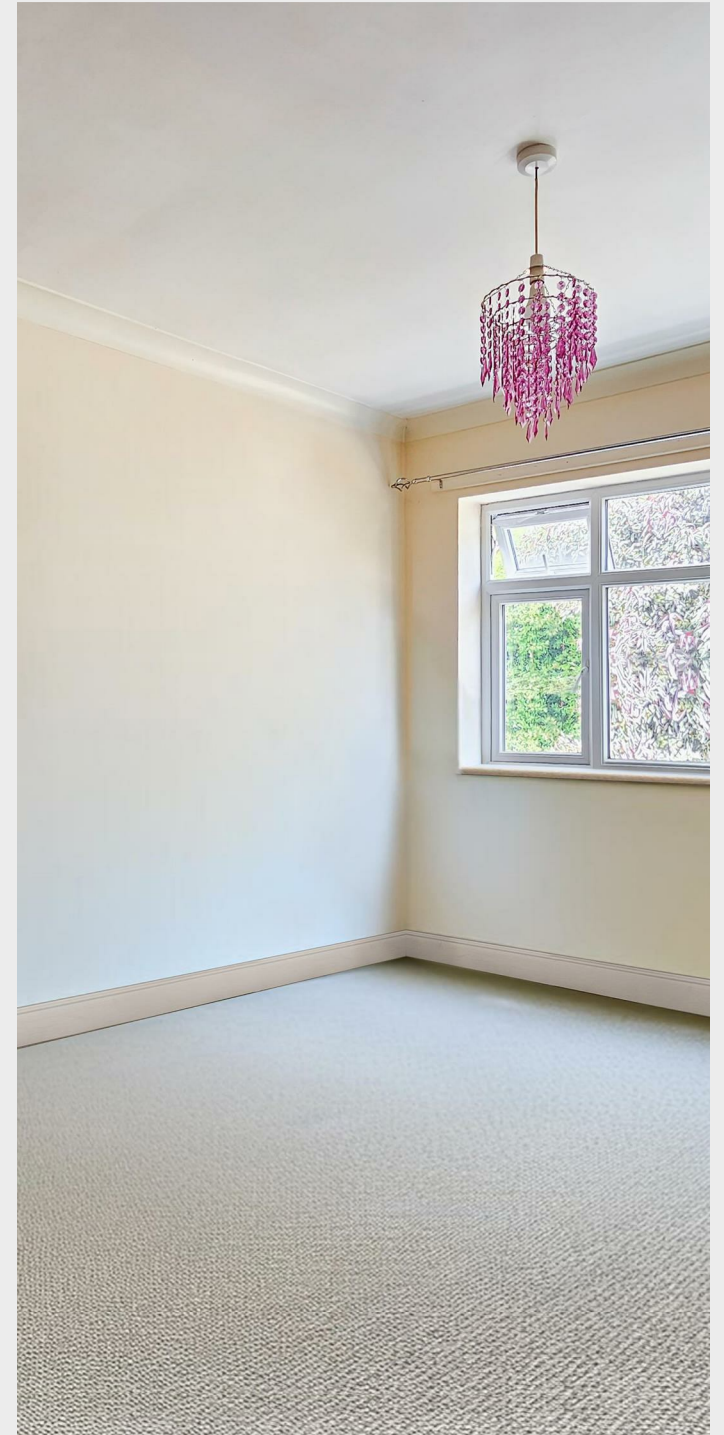
**\*\*Money Laundering Regulations 2003:\*\***

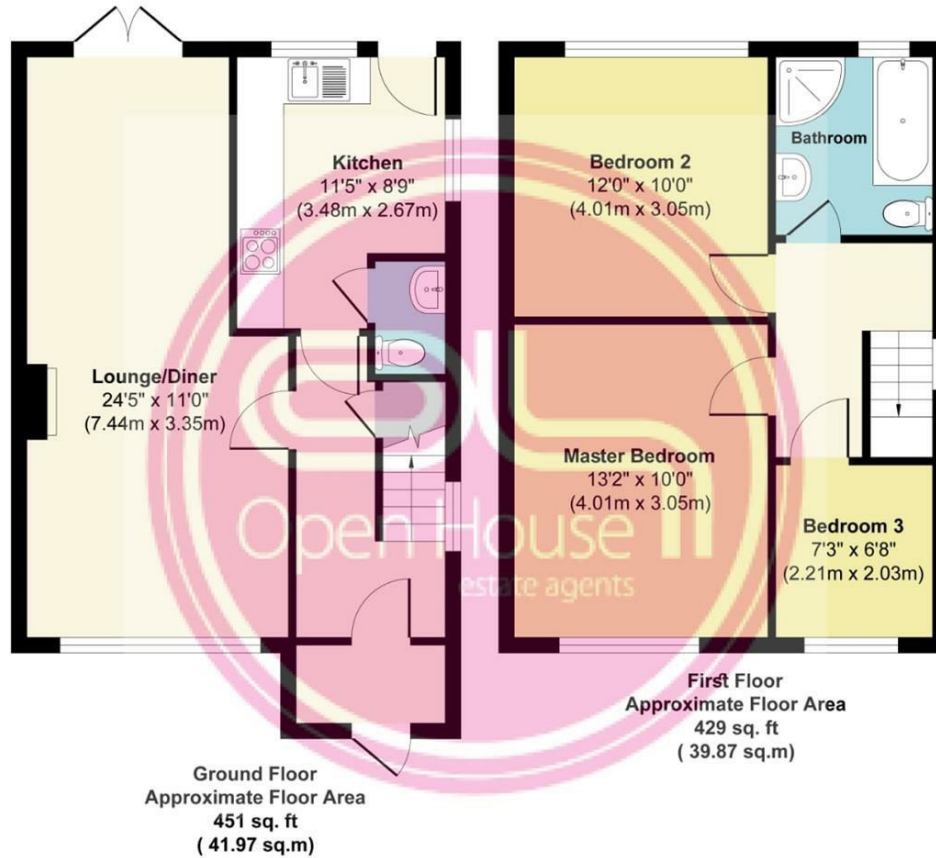
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



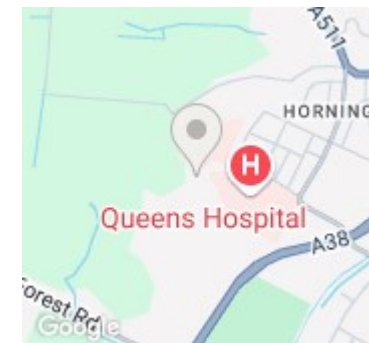




**Approx. Gross Internal Floor Area 880 sq. ft / 81.84 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	