



# 212 Shobnall Street

, Burton-On-Trent, DE14 2HN

Guide price £199,500



LOCATION! LOCATION! LOCATION! Dwellings Estate Agents are delighted to present this end-terraced home which benefits from 4 DOUBLE BEDROOMS, OFF ROAD PARKING & DOUBLE GARAGES to the market. Burton Queens Hospital is a mere 5-minute walk. This property boasts convenient proximity to Burton town centre, amenities and offers easy access to nearby transportation links, including the A38 and the train station.

The property is set over two floors and is a spacious family home that offers versatile living accommodation. The ground floor features a hallway, a generous lounge, a dining room, a fitted kitchen, and a sunlit conservatory. Upstairs, a landing leads to four generously-sized bedrooms and a three-piece bathroom. Outside, the rear offers a meticulously maintained garden and a double garage, providing convenient off-road parking.

IDEAL FAMILY HOME OR HMO CONVERSION (Planning required- Example revenue figures - 5 Rooms @ £140 PW. WEEKLY £700. MONTHLY £2800. ANNUAL £33,600.

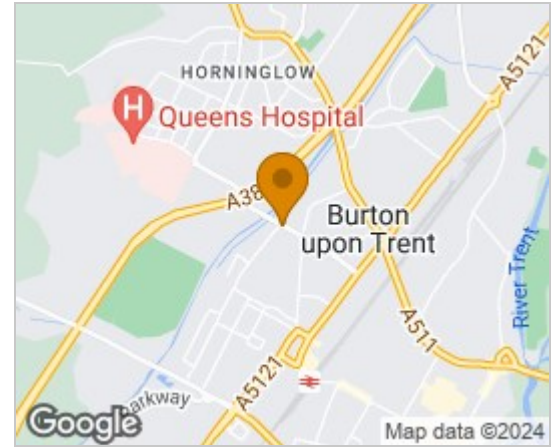
The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed; searches have been requested. The searches will be provided to any prospective buyer and their



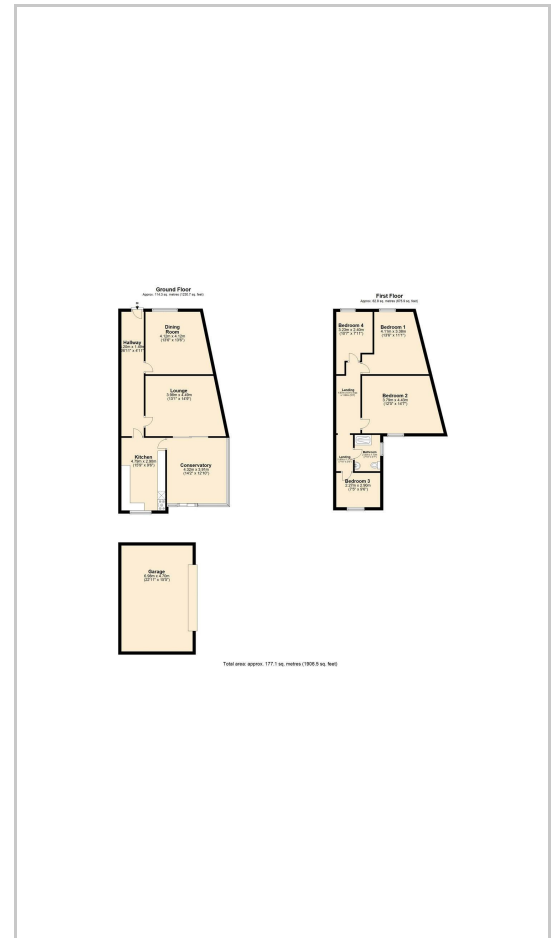


- HALLWAY 26'11" x 4'11" (8.20m x 1.50m)
- DINING ROOM 13'6" x 13'6" (4.12m x 4.12m)
- LOUNGE 13'0" x 14'8" (3.98m x 4.49m)
- KITCHEN 15'8" x 9'6" (4.79m x 2.90m)
- CONSERVATORY 14'2" x 12'9" (4.32m x 3.91m)
- LANDING 15'3" x 5'2" (4.67m x 1.60m)
- MASTER BEDROOM 12'5" x 14'6" (3.79m x 4.43m)
- BEDROOM TWO 13'5" x 11'1" (4.11m x 3.38m)
- BEDROOM THREE 10'7" x 7'10" (3.23m x 2.40m)
- BEDROOM FOUR 10'7" x 7'10" (3.23m x 2.40m)
- BATHROOM 7'10" x 5'6" (2.40m x 1.70m)

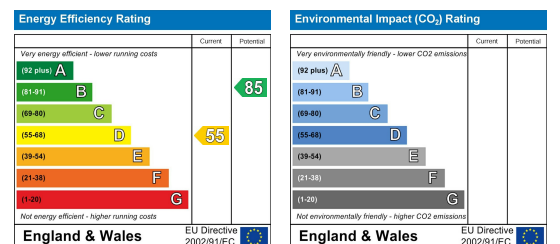
Area Map



Floor Plans



Energy Efficiency Graph



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