



Barley Road  
BURTON-ON-TRENT





### Property Description

A beautiful two-bedroom home that is perfect for first-time buyers or those looking to downsize. It offers a modern and practical living space that is designed to meet the needs of today's homeowners.

The kitchen is located at the front of the house. It is a contemporary space that is both functional and stylish, with all the necessary appliances and storage solutions. Opposite the kitchen is the downstairs WC which is in a convenient setting for this functional home. The living room is a cosy space where you can relax on the sofa and unwind after a long day. If you want to bring the outside in, you can simply open up the patio doors and enjoy the fresh air and natural light.

Upstairs, there is a comfortable double bedroom for guests, complete with a separate bathroom. This ensures that your visitors have their own private space to retreat to. The main bedroom, Bedroom 1, is located at the back of the property. With added practicality of a master en-suite!

The garden is completely enclosed with a side gate, there is a patio area outside the french doors and the rest is laid to lawn. To the right of the home there is off road parking for two cars.

Overall, this is a modern and practical home that offers comfort, convenience, and a sense of tranquility. It is the perfect choice for those looking for a contemporary living space that meets their needs and lifestyle.

### Entrance Hall

Stairs leading to the first floor, laminate flooring and central heating radiator.

### Cloakroom

Low level flush WC, hand wash basin, laminate floor, pendant and central heating radiator.

### Lounge

15' 4" x 13' 2" ( 4.67m x 4.01m )  
French doors, laminate flooring, two pendants, central heating radiator, TV point and storage cupboard.

### Kitchen

9' 11" x 6' ( 3.02m x 1.83m )  
Window to front aspect, open from the hallway, a range of wall and base units with work surfaces over, under-counter lights, four ring gas hob and oven with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, laminate flooring and USB sockets.

### Landing

Loft hatch, carpet, pendant and central heating radiator.

### Bedroom One

.10' 2" x 9' 8" ( 3.10m x 2.95m )  
Window to rear aspect, carpet, pendant, thermostat and central heating radiator.

### En Suite

Shower cubicle, low level flush WC, hand wash basin, vinyl floor, pendant, extractor fan and central heating radiator.

### Bedroom Two

8' 4" x 13' 4" ( 2.54m x 4.06m )  
Two windows to front aspect, carpet, pendant, cupboard and central heating radiator.

### Bathroom

Bath with shower over, low level flush WC, hand wash basin, vinyl floor, tiled to splashback areas, extractor fan and central heating radiator.

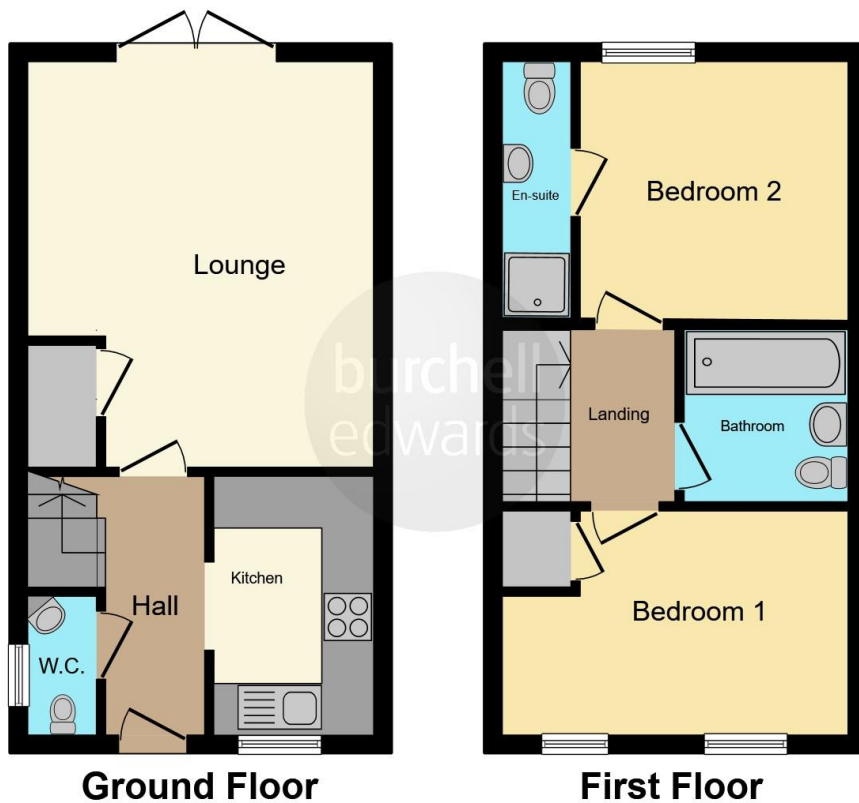
### Garden

Lawn, patio and side gate.

## Agency Note

There is a management charge on this site for communal areas and public roads.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: B**

**Tenure: Freehold**

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