



Shobnall Street, BURTON-ON-TRENT

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## Property Description

Burchell Edwards are delighted to bring to market this traditional 4-bedroom end-of-terrace family home, positioned on a large corner-plot between Shobnall Street and Dallow Street, Burton-Upon-Trent.

To the rear of the property is a sizeable driveway in front of double detached garage. This offers ample off-road parking, as well as an extensive lawned garden enclosed by brick wall.

Entry via the front door leads into a separate hallway, with 2 large reception rooms leading off into the front reception room, with the second opening out into a 14' x 12'6" rear conservatory. The rear kitchen offers a range of wall and base units, as well as dining breakfast bar.

The 1st floor accommodation consists of 3 double bedrooms and a 4th large single, as well as a family bathroom with walk-in rainfall shower. Viewing by appointment only and strongly advised.

## Entrance Hallway

Central heating radiator and consumer unit.

## Lounge

15' 7" x 12' 6" ( 4.75m x 3.81m )

Double glazed sliding patio doors to rear elevation, central heating radiator, chimney breast and gas fireplace.

## Dining Room

14' 7" x 13' 6" ( 4.45m x 4.11m )

Double glazed window to rear elevation, central heating radiator and gas fireplace with mantle.

## Kitchen

15' 8" x 9' 6" ( 4.78m x 2.90m )

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, double gas cooker, space and plumbing for washing machine and central heating boiler.

## Conservatory

14' 1" x 12' 8" ( 4.29m x 3.86m )

Sliding patio doors and windows to rear elevation, ploy carb structure and central heating radiator.

## Landing

Loft access.

## Bedroom One

12' 6" x 15' 9" ( 3.81m x 4.80m )

Double glazed window to rear elevation, chimney breast and central heating radiator.

## Bedroom Two

12' 10" x 13' 5" ( 3.91m x 4.09m )

Double glazed window to rear elevation, central heating radiator, built in wardrobes, chimney breast and boarded fire place.

## Bedroom Three

7' 10" x 13' ( 2.39m x 3.96m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

9' 6" x 7' 5" ( 2.90m x 2.26m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, rainfall shower, central heating radiator, extractor and tiling to splash prone areas.

## Rear Garden

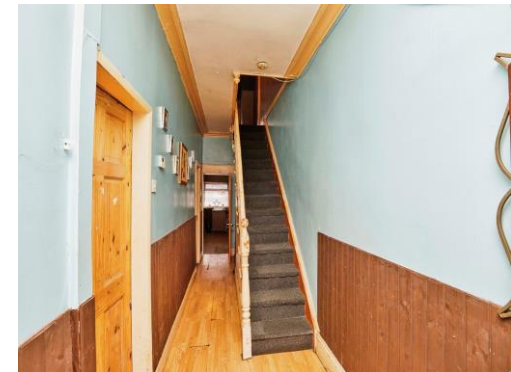
Laid lawn.

## Front Garden

Driveway providing off road parking for two vehicles.

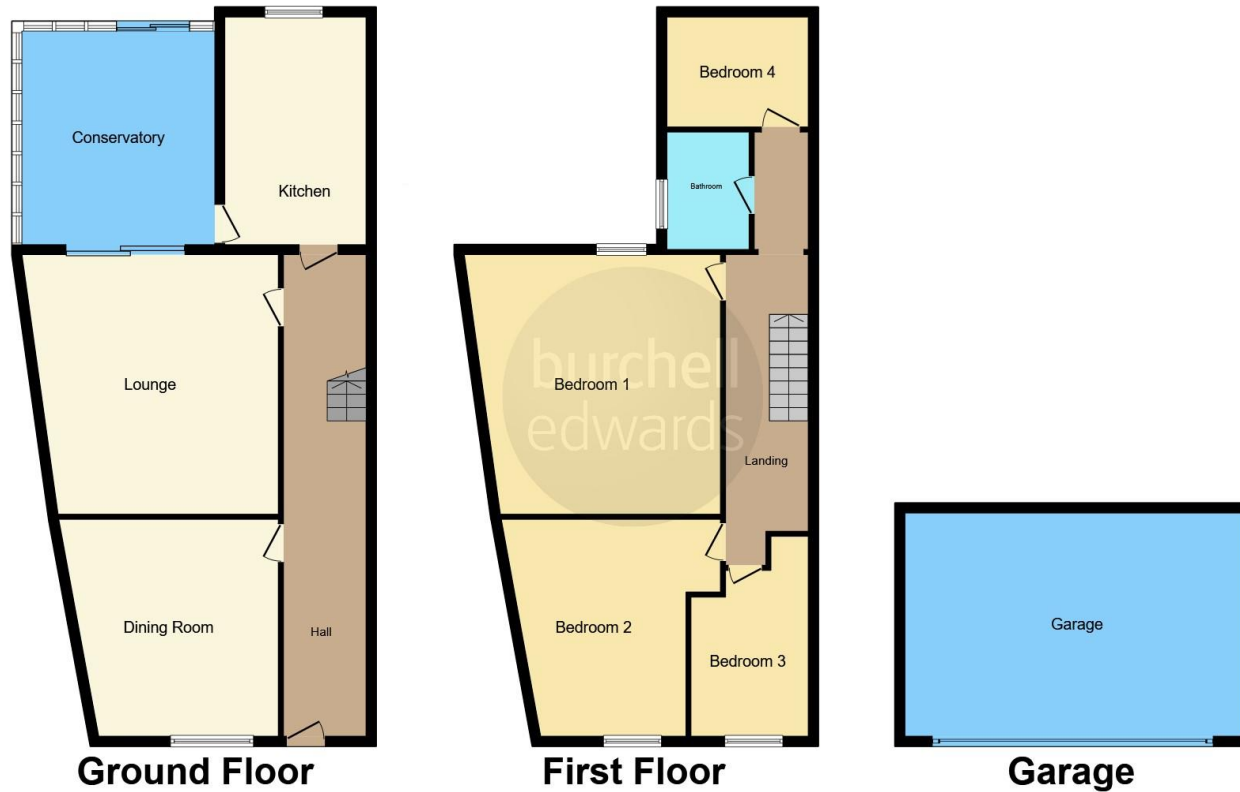
## Garage

Double glazed window to rear elevation, lighting, power and outside storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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Property Ref: BUT209434 - 0002