



Bosworth Drive, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to bring to market this well-developed and extended 4-bedroom semi-detached family home, situated within walking distance of Burton-on-Trent town centre and Queen's hospital.

Upon arrival, the property welcomes you with an extensive driveway with off-road parking for several vehicles. Entry via a front porch leads into a separate entrance hallway with, access off to the front reception room and up to the first floor. The through-lounge is open plan, leading into a spacious and modern kitchen space, complete with breakfast bar offering ample storage. An open plan dining area is light and airy thanks to 3 panel bi-fold doors, whilst a convenient study space is at the foot of this rear extension.

The other side of the kitchen space is a separate utility, with downstairs toilet and access through to the integrated garage which is conveniently separated into half storage and half workshop.

The rear garden is low maintenance, with gated access from the side, artificial lawn, and decking patio area.

The 1st floor accommodation consists of 3 double bedrooms, and a further 4th single, as well as the family bathroom with full 3-piece suite including electric shower over bath. Early viewing advised.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

Study

7' 9" x 5' (2.36m x 1.52m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Lounge

11' 7" x 14' 4" (3.53m x 4.37m)

Double glazed window to front elevation, electric fireplace and laminate flooring.

Dining Room

10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed bi fold doors to rear elevation, central heating radiator and laminate flooring.

Kitchen

17' 8" x 10' 8" (5.38m x 3.25m)

Double glazed window to rear elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, range master cooker, extractor, storage pantry, laminate flooring and tiling to splash prone areas.

Utility Room

11' 11" x 7' 4" (3.63m x 2.24m)

Double glazed window to rear elevation, door to garden, a range of wall and base units, sink , vinyl flooring, central heating radiator, vinyl flooring ,space and plumbing for washing machine and tiling to splash prone areas.

Guest W.C

Double glazed window to side elevation, wash hand basin, W.C, electric heater and tiling to splash prone areas.

Storage

8' 2" x 6' 7" (2.49m x 2.01m)

Single Garage

9' 5" x 7' 7" (2.87m x 2.31m)

Electric roller door.

Rear Garden

Decking patio area, artificial lawn, outside tap, gated side access, green house and fencing to boundaries.

Landing

Loft access with ladders, carpet and built in storage.

Bedroom One

17' 8" max x 11' 7" max (5.38m max x 3.53m max)

Two double glazed window to front elevation, central heating radiator, carpet and built in storage over stairs.

Bedroom Two

11' 4" max x 11' max (3.45m max x 3.35m max)

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

Bedroom Three

12' 8" x 7' 6" (3.86m x 2.29m)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Four

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

Double glazed window to rear elevation, carpet and Worcester combi boiler.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, electric shower over bath, tiled flooring, extractor and tiling to splash prone areas.

Loft Space

Insulated.









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

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EPC Rating: D

Tenure: Freehold

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