



Anglesey Road, Burton-On-Trent





## Property Description

Burchell Edwards are delighted to bring to market this 2-bedroom detached coach house apartment, situated on the popular Tiger Court in Burton-Upon-Trent. The property is within walking distance of town centre shopping, as well as being a short drive to the A38 for commuters.

This freehold property offers single garage next to the front door, with off-street parking via driveway in front. Private entry leads directly up to the landing space, with ample built-in storage space and loft access above. Through to the kitchen and lounge-diner, this is spacious, light, and airy thanks to natural light from Juliette balcony of French doors overlooking the front. The kitchen space has a range of wall and base units, as well as modern fixtures and fittings.

The landing leads off to 2 double bedrooms, both over 10ft by the narrowest/shortest. A separate family bathroom also includes full 3-piece suit with shower over bath. Viewing advised.

## Entrance Hallway

Door to front elevation, carpet, central heating radiator, consumer unit and stairs to first floor accommodation.

## Kitchen/ Lounge

17' 9" x 17' 9" ( 5.41m x 5.41m )

Two double glazed windows to rear elevation, double glazed window to front elevation, double glazed French doors overlooking Juliette balcony, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, space and plumbing for washing machine, two central heating radiators, combi boiler, tiling to splash prone areas and tiled flooring.



## Landing

Double glazed window to rear elevation, carpet, loft access, central heating radiator and built in storage wardrobe.

## Bedroom One

10' 8" x 11' 1" ( 3.25m x 3.38m )

Double glazed French doors overlooking Juliet balcony, carpet and central heating radiator.

## Bedroom Two

11' 4" x 10' max ( 3.45m x 3.05m max )

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

## Bathroom

Shower over bath, wash hand basin, W.C, shaver point, central heating radiator, extractor, vinyl flooring and tiling to splash prone areas.

## Loft Space

Insulated with ladder access.

## Garage

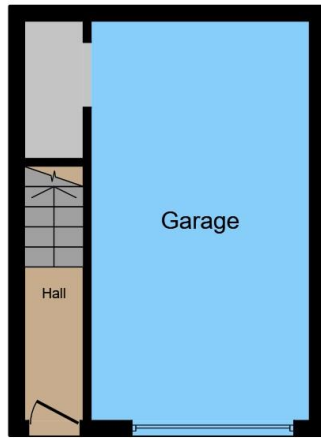
17' 10" x 8' 4" ( 5.44m x 2.54m )

Up and over door, concrete flooring, storage over stairs and power.









**Ground Floor**



**First Floor**

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)

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**EPC Rating: C**

**Tenure: Freehold**

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