



Heathlands Grange  
Burton-On-Trent

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## Property Description

Burchell Edwards are delighted to bring to market this 2-bedroom mid-terrace duplex home, situated in a modern development in Stapenhill, Burton-Upon-Trent.

The area is walking distance to Stapenhill gardens and town centre shopping via St Peter's bridge, but also has a number of local amenities close by. Popular with commuters, a short drive connects to the A38 or M42.

Entry via the front door leads into an inviting hallway, with stairs up to the first floor and a convenient utility storage space under the stairs complete with washer plumbing.

Leading off are 2 double bedrooms, both light and airy thanks to windows over the front and rear. The larger of the 2 is over the quieter rear of the terrace, with the smaller making a perfect home office. Also on the ground floor is a bathroom with walk-in shower cubicle.

The 1st floor of the duplex home offers a large open-plan lounge/kitchen-diner, light and airy again thanks to Juliet balcony over the front and windows to the rear. A fully-fitted kitchen offers ample storage and modern integrated units, with dining space to accompany.

External to the property is an allocated parking space and bin store for the complex.

The service charge for the property is inclusive of gas, electric and water bills along with external maintenance and buildings insurance

## Entrance Hallway

Door to front elevation, central heating radiator, carpet and storage under stairs housing plumbing for washing machine,

## Bedroom One

10' 8" x 7' 10" ( 3.25m x 2.39m )

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

## Bedroom Two

8' 4" x 7' 10" ( 2.54m x 2.39m )

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

## Bathroom

Walk in mains shower cubicle, W.C, wash hand basin, central heating radiator, vinyl flooring, spotlights, extractor and tiling to splash prone areas.

## Kitchen/Lounge/Diner

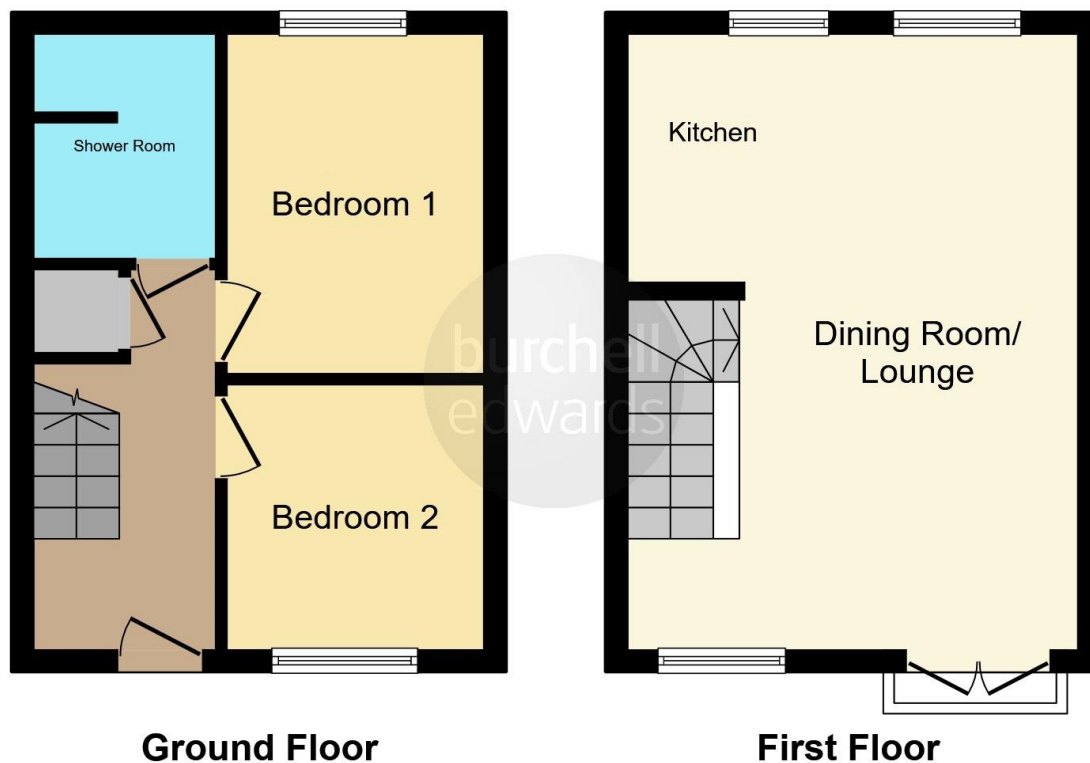
19' 3" max x 14' 2" max ( 5.87m max x 4.32m max )

Two double glazed windows to rear elevation with blinds, double glazed window to front elevation, French doors out to Juliet balcony, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, extractor, spotlights, vinyl flooring in kitchen, carpet and two central heating radiators.

## Parking

One allocated parking space.





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: Leasehold

**view this property online [burchelledwards.co.uk/Property/BUT209806](http://burchelledwards.co.uk/Property/BUT209806)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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