



Church Hill Street
Burton-On-Trent



Church Hill Street Burton-On-Trent DE15 0HS

for sale
£170,000



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Semi-Detached family home. The property greets you with a driveway providing off road parking for multiple vehicles. The property itself has great potential and boasts a large downstairs consisting of: a spacious lounge, a good sized dining room, study, kitchen, utility room and downstairs W/C. The upstairs of the property boasts 3 double bedrooms, a single bedroom and a family bathroom. Outside to the rear is an enclosed tiered garden which contains a brick paving area and plenty of space.

PUBLIC NOTICE - Burchell Edwards are now in receipt of an offer for the sum of £172,000 for 29 Church Hill Street. Anyone wishing to place an offer on this property should contact Burchell Edwards, Britannia House, Station Street, Burton-On-Trent, DE14 1AX, 01283530169 before exchange of contracts.

Entrance Hallway

Wooden flooring.

Guest W.C

W.C, wash hand basin, central heating radiator and tiled flooring.

Study

5' 1" x 6' 2" (1.55m x 1.88m)

Window to side elevation and central heating radiator.

Lounge

11' 10" into recess x 11' 11" (3.61m into recess x 3.63m)

Window to front elevation, central heating radiator and wooden flooring.

Dining Room

15' 9" max x 11' 11" (4.80m max x 3.63m)

Window to side elevation, patio doors to rear elevation, central heating radiator and carpet.

Kitchen

.12' 4" x 9' (3.76m x 2.74m)

Window to side elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine.

Utility Room

5' 4" x 3' (1.63m x 0.91m)

Tiled flooring and central heating boiler.

Landing

Central heating radiator and carpet.

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m)

Two skylights, electric radiator, carpet and two integrated storage cupboards.

Bedroom Two

11' 11" x 9' 1" max (3.63m x 2.77m max)

Window to rear elevation, central heating radiator and carpet.

Bedroom Three

11' 10" x 9' 6" max (3.61m x 2.90m max)

Window to front elevation, central heating radiator and carpet.

Bedroom Four

8' 7" x 5' 10" (2.62m x 1.78m)

Window to front elevation, central heating radiator, wooden flooring and integrated wardrobe.

Bathroom

Window to rear elevation, W.C, wash hand basin, bath, walk in shower, central heating radiator, tiled flooring and storage cupboard.

Front Garden

Driveway providing off road parking for two vehicles.

Rear Garden

Brick paved tiered garden.









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

To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210203



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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