



Cherry Tree Road, Stapenhill Burton-On-Trent

**burchell
edwards**

Cherry Tree Road, Stapenhill Burton-On-Trent DE15 9PH

for sale guide price
£120,000



Property Description

Burchell Edwards are delighted to bring to market this 3 bedroom mid-terrace family home, situated in a desirable part of Stapenhill, Burton-on-Trent. With a number of local amenities and good schooling all within walking distance, the property is in a good position for first-time buyers and families alike.

The property is move-in-ready, but with the scope to add the occupiers own unique stamp it could be taken to a high standard for a family home or as a ready-to-rent investment opportunity.

Internally, the accommodation briefly comprises of large front reception room and L-shape kitchen, with doorway to rear garden and pantry storage/utility space through to second entrance lobby.

The 1st floor includes 3 sizable bedrooms, with large double-glazed windows letting-in ample natural light. There is also a complete wetroom and loft access at the landing.

Externally, the property offers driveway and lawned garden to the front, with low-maintenance courtyard to the rear. Viewing strongly 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Hallway

Door to front elevation, carpet and central heating radiator.

Lounge

19' 7" x 11' 11" (5.97m x 3.63m)

Double glazed windows to front and rear elevations, central heating radiator, open gas fire and wooden flooring.

Kitchen

11' 4" x 16' 7" (3.45m x 5.05m)

Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor, built in pantry, built in storage and combi boiler.

Landing

Carpet, storage and loft access.

Bedroom One

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

Double glazed window to front elevation, carpet and built in storage.

Bedroom Two

8' 6" max x 14' 2" max (2.59m max x 4.32m max)

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

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

Double glazed window to front elevation, laminate flooring and carpet.

Bathroom

Two double glazed windows to rear elevation, electric shower, wash hand basin, W.C, extractor, central heating radiator, wet room style tiles and tiled flooring.

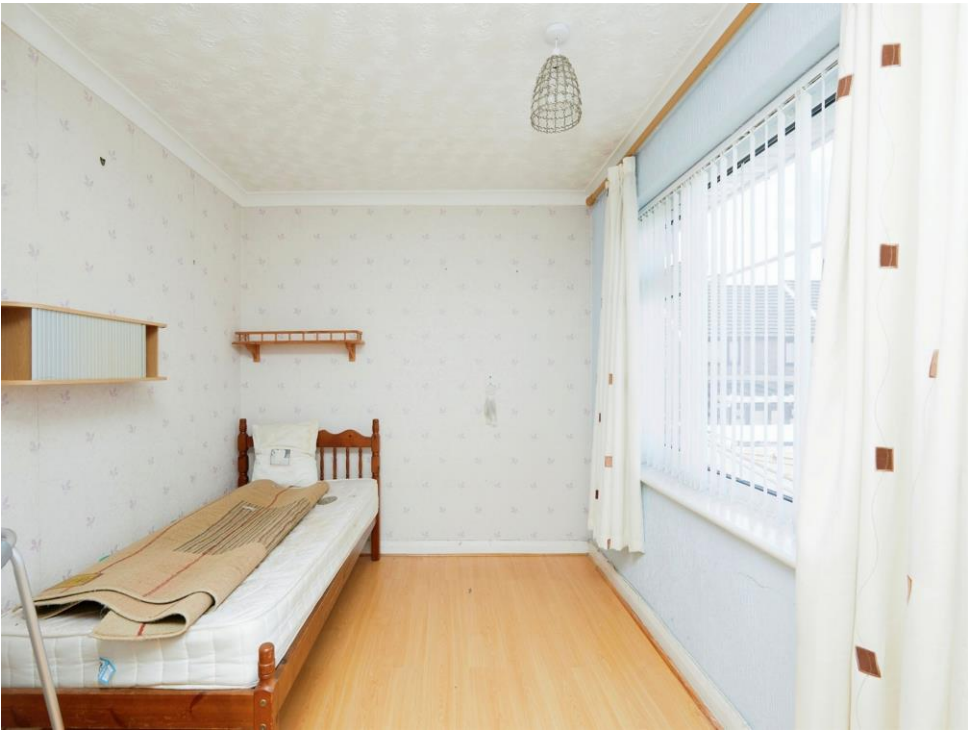
Front Garden

Laid lawn and off road parking for one vehicle.

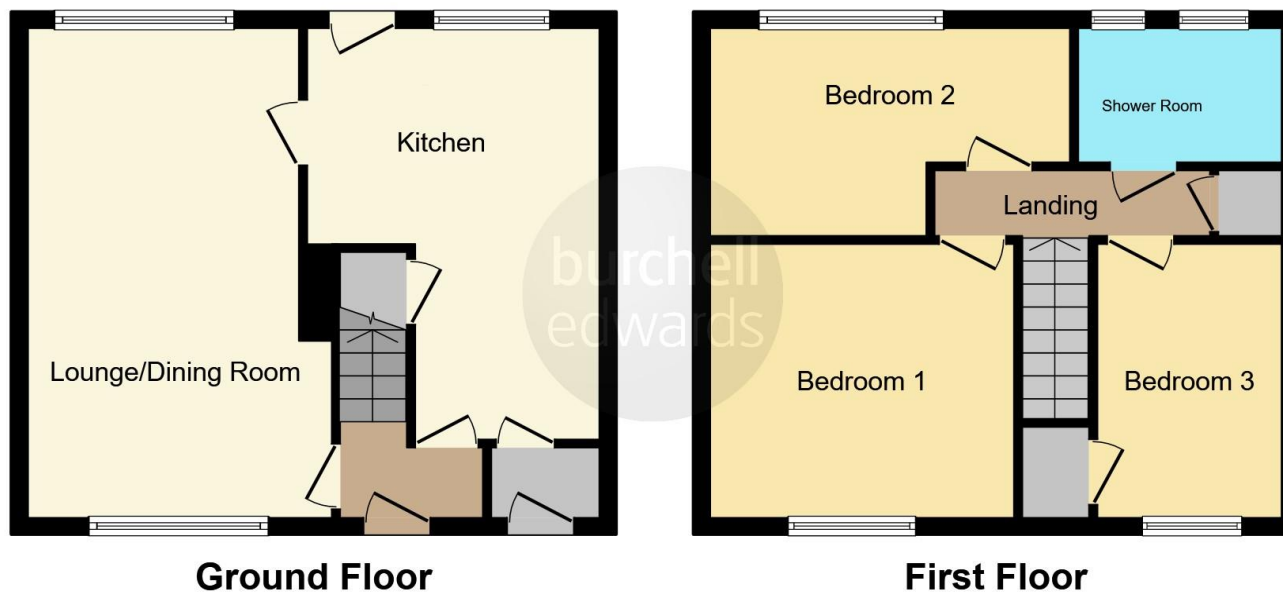
Rear Garden

Slabbed courtyard, outside tap, gated rear access and pergola.









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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 BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209411



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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