



Fiveland Road, Burton-On-Trent

burchell
edwards

Fiveland Road, Burton-On-Trent, DE15 9AS

for sale
£105,000



Property Description

45% SHARED OWNERSHIP

Discover the beauty of this remarkable 2 bedroom semi-detached home, nestled within a contemporary development in the popular Stapenhill.

To the front of the property is a front garden with natural lawn, as well as tandem driveway leading down the side with gated access to the rear.

A generous rear garden with a ample patio area and a well maintained lawn, privately enclosed by mature trees forming a natural boundary to the end of the plot.

The accommodation consists of an entrance hallway leading into large front reception room, modern kitchen-diner opening out to a conservatory overlooking the rear, with separate utility space, and downstairs toilet.

The 1st floor boasts 2 double bedrooms, both with plenty of storage space, and a 3 piece bathroom. Early viewing strongly advised.

Entrance Hallway

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

Guest W/C

Double glazed window to rear elevation with blinds, W.C, wash hand basin, laminate flooring, central heating radiator and tiling to splash prone areas.

Lounge

13' 11" x 10' 6" (4.24m x 3.20m)

Double glazed window to rear elevation with blinds, central heating radiator, laminate flooring and built in storage housing consumer unit.

Kitchen/Diner

12' 1" x 9' 6" (3.68m x 2.90m)

Double glazed French patio doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, tiling to splash prone areas, central heating radiator, spotlights and laminate flooring.

Utility Room

6' 1" x 3' 9" (1.85m x 1.14m)

Double glazed window to side elevation with blinds, a range of wall and base units, space and plumbing for washing machine and laminate flooring.

Landing

Double glazed window to side elevation and carpet.

Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

Two double glazed windows to front elevation with blinds, central heating radiator, carpet and built in storage.

Bedroom Two

13' 10" x 7' 9" (4.22m x 2.36m)

Two double glazed windows to rear elevation with blinds, carpet and central heating radiator.

Bathroom

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

Loft Space

Partially boarded and insulated.

Front Garden

Driveway providing off road parking for two vehicles and laid to lawn.

Rear Garden

Laid to lawn, patio area, gated access to side, outside tap and fencing to boundaries.

Storage Shed

8' x 12' (2.44m x 3.66m)









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: B Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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