



Shobnall Street, Burton-On-Trent



Property Description

Burchell Edwards are delighted to market this 4 Bedroom Terraced family home. The property is situated on a lovely road in the Shobnall area. The property itself is finished to a lovely standard throughout & boasts: a wonderful living room to the front of the property, a spacious dining room, a functioning kitchen as well as the property's main bathroom located on the ground floor. On the first floor you are greeted to a spacious landing that provides access to the loft room, 2 good sized, double bedrooms as well as an additional single bedroom. Along side the bedrooms, the first floor also has it's own shower room for easier access. Outside to the rear is an enclosed garden which contains a lovely patio seating area which offers a peaceful outdoor setting & also extension possibilities. This property is not only a loving home, it provides a unique opportunity to fully integrate yourself in a dynamic urban lifestyle which is enriched with the full range of educational opportunities, convenient amenities, places of worship for all faiths, working, socialising & leisure activities. Burton offers a unique blend of vibrant town life, educational establishments, major employers, diverse entertainment & dining choices make Burton an ideal destination for those seeking a well-rounded & fulfilling way of life. Burton gives a bustling urban experience & it remains well-connected by roads & trains. Viewing of this wonderful property is a must!

Entrance Hallway

Door to front elevation and central heating radiator.

Lounge

12' max x 11' 11" plus bay (3.66m max x 3.63m plus bay)
Window to front elevation and central heating radiator.

Dining Room

12' 2" x 12' max (3.71m x 3.66m max)
Window to rear elevation and central heating radiator.

Kitchen

12' 9" x 7' 11" max (3.89m x 2.41m max)
Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, vinyl flooring, central heating boiler, space and plumbing for washing machine.



Landing

Window to rear elevation and carpet.

Bedroom One

14' 1" max x 11' 9" (4.29m max x 3.58m)
Window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 2" x 9' 4" max (3.71m x 2.84m max)
Window to rear elevation, central heating radiator and carpet.

Bedroom Three

7' 11" x 6' 7" (2.41m x 2.01m)
Window to rear elevation, central heating radiator and carpet.

Loft Room

14' 1" max x 11' 1" max (4.29m max x 3.38m max)
Skylight, two central heating radiators and four storage cupboards.

Bathroom

Window to rear elevation, W.C, wash hand basin, shower, bath, central heating radiator and vinyl flooring.

Shower Room

Window to side elevation, shower, W.C, wash hand basin, central heating radiator and tiled flooring.

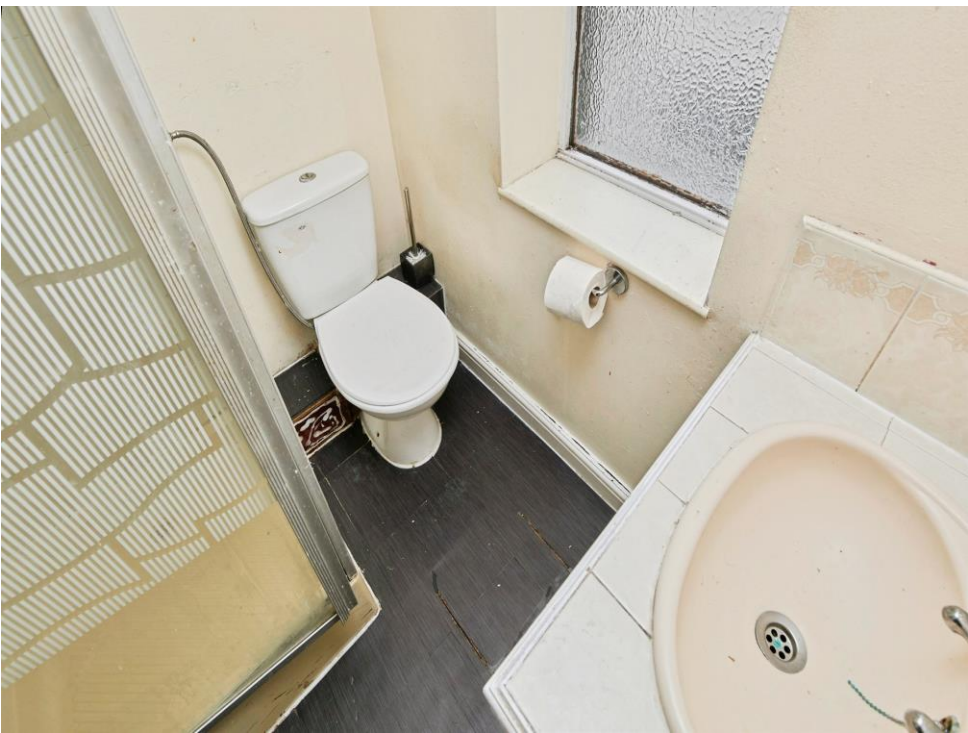
Front Garden

Small courtyard area with wall.

Rear Garden

Patio area, outdoor workshop, storage area and gate giving access to shared alleyway.









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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210914



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