



Baker Street, BURTON-ON-TRENT

burchell
edwards



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home. The property is situated on a lovely road in the Stapenhill area and greets you with a driveway, providing off road parking for multiple vehicles. The property itself is finished to a lovely standard and boasts: a wonderful living room which runs the length of the property, a modern kitchen, a downstairs shower room, 2 good sized double bedrooms, a single bedroom as well as the family bathroom. Outside to the rear is an enclosed garden which contains a patio seating area, a spacious lawn and backs onto wonderful woodlands. With a full renovation just taking place, viewing of this lovely home is essential!

Entrance Hall

Tiled floor, central heating radiator, staircase to first floor, understairs cupboard.

Downstairs W/C

Shower cubicle, W/C, wash basin, tiled walls, wood effect flooring, ladder style radiator, window to side elevation.

Lounge

24' 10" x 12' (7.57m x 3.66m)

Two central heating radiators, feature Victorian style fireplace, wood effect flooring, windows to front elevation, French doors opening out to the rear.

Kitchen

8' 1" x 7' 4" (2.46m x 2.24m)

Enamel sink with mixer tap set into wood effect work top with tiled surrounds, base cupboards and concealed drawers, appliance space, extractor canopy, wood effect flooring, window to rear elevation.



Landing

Window to side elevation. built-in airing cupboard housing hot water tank.

Master Bedroom

14' 6" x 11' 10" (4.42m x 3.61m)

Central heating radiator, recessed alcove. window to front elevation.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Central heating radiator, recessed alcove with fitted shelving, window to rear elevation.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Central heating radiator, window to front elevation.

Family Bathroom

Three piece white suite comprising bath, W/C, wash basin, recessed shelving, ladder style radiator, tiled surrounds, window to rear elevation.

Front Garden

Driveway providing off road parking for two vehicles, pedestrian access to the side and rear.

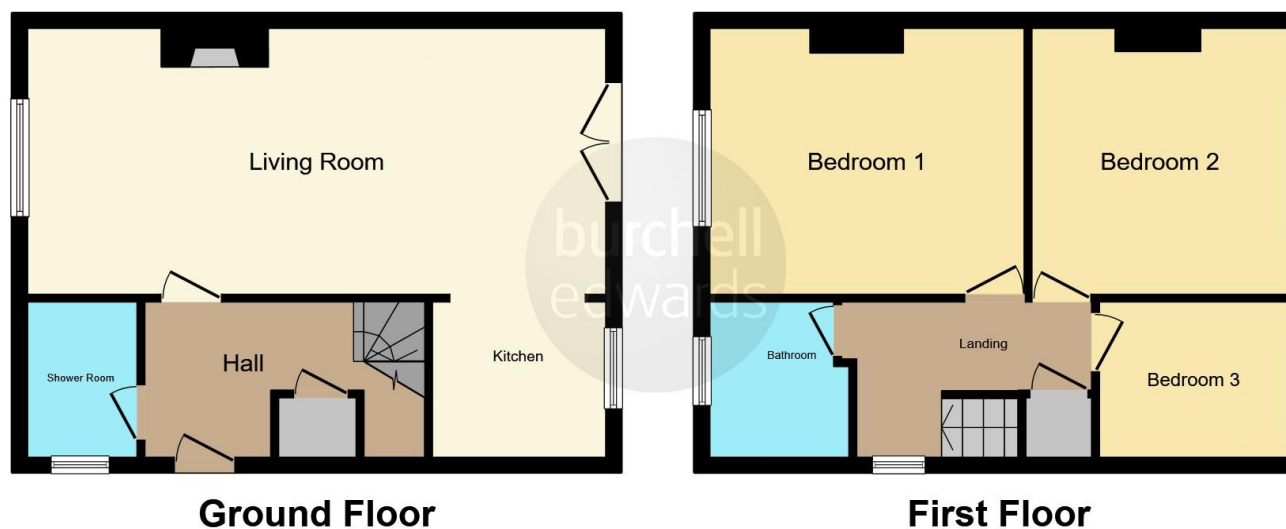
Rear Garden

Good sized garden with a large patio area and a pleasant wooded backdrop.









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

T 01283 530 169
E burton@burchelledwards.co.uk

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

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211005



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT211005 - 0002