



Waverley Lane, Burton-On-Trent







## Property Description

Burchell Edwards are delighted to bring to market this 3 bedroom detached family home, situated in a peaceful and quiet estate in Shobnall, Burton-Upon-Trent. The property is well connected being within walking distance of the town centre shopping and Queen's hospital, as well as being a short drive to the A38 for commuters to Birmingham and Derby/Nottingham in either direction.

The property is in need of modernisation, offering excellent development potential and scope to extend (STRC) and offered with no onward chain complications. Upon arrival, a sizeable driveway to the front provides ample off-road parking, with gated side access through double wooden doors around to the enclosed courtyard rear garden.

Entry via the front door leads into a separate entrance hallway, with guest cloakroom leading off, under stairs storage, and access through to the kitchen space with a range of fitted wall and base storage units. Through to the rear of the property is a spacious lounge-diner that leads through to a lean-to conservatory.

The 1st floor accommodation consists of 2 double bedrooms and a 3rd single, as well as a spacious family bathroom with full 3-piece suite including electric shower over bath. Viewing strongly advised.

## Entrance Hallway

Door to front elevation, door to side elevation, central heating radiator, carpet, consumer unit and built in storage.

## Guest W.C

Wash hand basin, W.C, carpet, storage and extractor.

## Lounge

12' 11" x 15' 9" ( 3.94m x 4.80m )  
Double glazed window to rear elevation, carpet, central heating radiator, stairs to first floor accommodation, electric fire and doors out to conservatory.

## Kitchen

10' 6" at max. x 8' 5" ( 3.20m at max. x 2.57m )  
Double glazed window to front elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, extractor, space and plumbing for washing machine and dishwasher and tiling to splash prone areas.

## Conservatory

15' 8" x 8' 10" ( 4.78m x 2.69m )  
Double glazed French doors to garden, poly carb structure and tiled flooring.

## Landing

Carpet and loft access.

## Bedroom One

8' 6" min. x 9' 5" min. ( 2.59m min. x 2.87m min. )  
Double glazed window to front elevation, carpet, central heating radiator, built in storage wardrobe and built in storage cupboard housing central heating boiler.

## Bedroom Two

9' 1" min. x 10' min. ( 2.77m min. x 3.05m min. )  
Double glazed window to rear elevation, carpet, central heating radiator and built in storage.

## Bedroom Three

7' 1" x 6' 5" ( 2.16m x 1.96m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bathroom

Double glazed window to front elevation with blinds, W.C, wash hand basin, electric shower over bath, built in storage, central heating radiator, tiling to splash prone areas and vinyl flooring.

## Front Garden

Two car driveway providing off road parking.

## Rear Garden

Courtyard style garden with gated side access and storage shed.

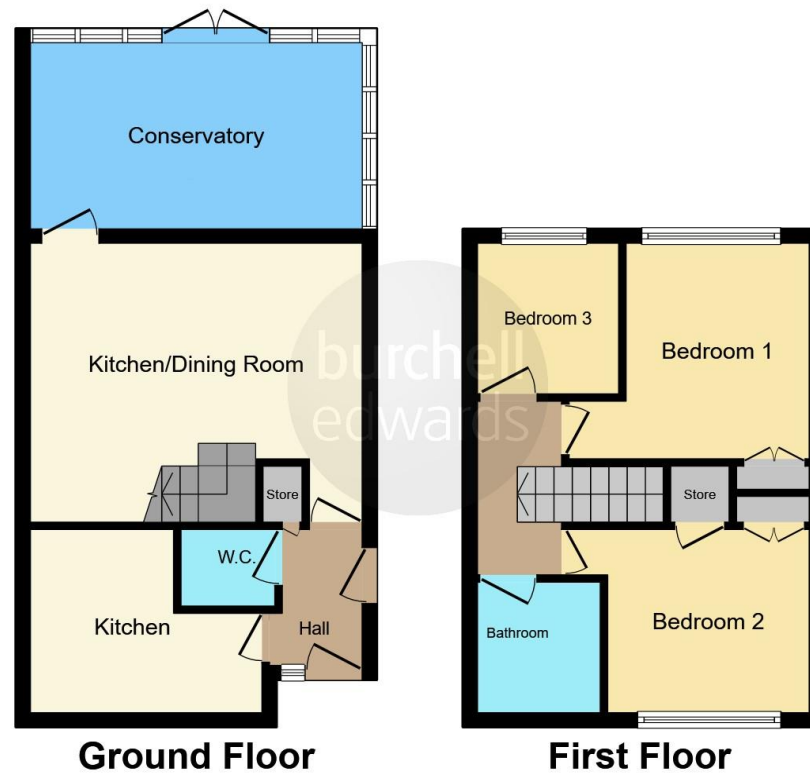












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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