



A traditional mid-terrace home situated within a popular residential location, this charming property is accessed via a front forecourt garden. The internal accommodation offers a lounge with door through to the separate dining room.

The dining room includes a useful built-in understairs storage cupboard, staircase rising to the first floor, and door to the fitted kitchen. Concluding the ground floor, a rear hallway provides additional freestanding appliance space, a UPVC double glazed door out to the rear garden, as well as access to the ground floor shower room.

To the first floor, the master bedroom spans the front elevation the second bedroom overlooks the rear garden and a generous family bathroom to the rear of the property.

Externally, the home enjoys an enclosed rear garden with a variety of timber garden sheds and storage units. A shared rear access provides vehicular approach to the single garage at the rear of the plot. All viewings by appointment only.

The Accommodation

A traditional mid-terrace home situated within a popular residential location, this charming property is accessed via a front forecourt garden leading to a UPVC double glazed front entrance door which opens into the front-facing lounge. The lounge enjoys natural light through the UPVC double glazed window and features a central radiator, coving to ceiling, and internal door through to the separate dining room.

The dining room includes a useful built-in under stairs storage cupboard, staircase rising to the first floor, feature gas fireplace, radiator, and a further UPVC double glazed window to the rear aspect. From here, a door leads through to the fitted kitchen which offers a selection of base cupboards and drawers, preparation work surfaces, and cook space with gas point. A UPVC double glazed window looks out to the side aspect, with freestanding appliance spaces for both fridge and freezer, and a door through to the rear hallway.

The rear hallway provides additional freestanding appliance space, a UPVC double glazed window and door out to the rear garden, as well as access to the ground floor shower room. The shower room is fitted with a WC, hand wash basin and an electric shower set above a self-draining wet room floor, with single radiator and UPVC double glazed window.

To the first floor, the master bedroom spans the front elevation and benefits from a UPVC double glazed window, radiator, and built-in storage cupboard. The second bedroom overlooks the rear garden. The generous family bathroom offers a three-piece suite including low-level WC, hand wash basin, and a cast iron bath, with a UPVC double glazed window and radiator. On the landing, a storage heater supplements the gas-fired central heating system, which is supplied via a combination boiler located in the kitchen.

Externally, the property enjoys an enclosed rear garden with a variety of timber garden sheds and storage units. A shared rear access provides vehicular approach to a single garage.

The property is offered for sale with no upward chain. All internal viewings are strictly by appointment only.

Lounge

11'6 x 9'10

Dining Room

11'4 x 11'3

Kitchen

12'3 x 6'0

Rear Hallway

Ground Floor Shower Room

7'10 x 5'8

First Floor

Bedroom One

11'6 x 10'2

Bedroom Two

11'4 x 8'7

Bathroom

12'2 x 5'10

Awaiting EPC inspection

Property construction: Standard

Parking: Garage from a shared rear access

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas and Electric storage heaters

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

The home is deceased estate and the above information supplied by the family to the best of their knowledge. All enquires to be satisfied by you and your appointed legal conveyancer in advance of exchange of contracts.

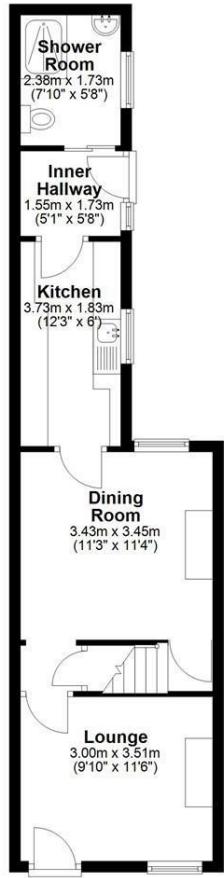
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. This is deceased estate, therefore only limited information provided, all enquires to be satisfied by your action solicitor before exchange of contracts.

Draft details awaiting vendor approval and subject to change





Ground Floor



First Floor



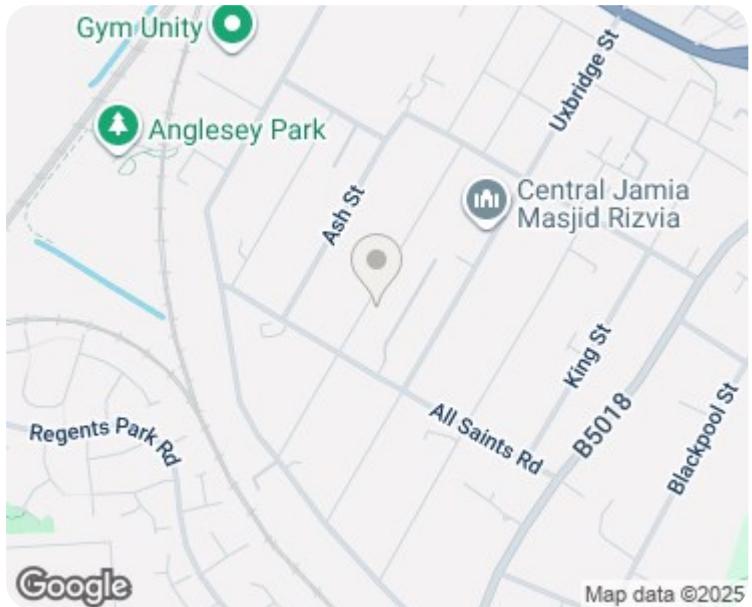
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS. as a general indication of the layout. It does not form any part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band A Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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