



Weir Bank
BURTON-ON-TRENT

burchell
edwards

Weir Bank BURTON-ON-TRENT DE15 9RB

for sale
£325,000



Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 4 bedroom Detached family home, situated on a lovely private road in the popular area of Stapenhill. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction.

The property welcomes you with a well maintained front garden containing a lovely lawn patch and a brick paved driveway providing off road parking for multiple vehicles as well as access to the property's garage. Internally, the property has been finished to a clean and tidy standard throughout and offers a ground floor consisting of: a spacious lounge/diner, functioning kitchen with plenty of storage space along with a downstairs W/C. On the first floor of the property you will find the landing that provides access to the property's four bedrooms; three of which are great sized double bedrooms along with a large single bedroom. To finalise the upstairs, you will also find the property's main bathroom which has been finished to a lovely standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. Offering a tiered aspect providing multiple patio seating areas along with a generous sized lawn patch, the garden presents a perfect relaxation area. Viewing of this property is essential!

Entrance Porch

Tiled flooring, window to front elevation, wall light.

Entrance Hall

Wooden flooring, pendant light, wall light x2, central heating radiator.

Downstairs W/C

Wooden flooring, window to side elevation, low level flush W/C, hand wash basin, central heating radiator.

Kitchen

Tiled flooring, spotlights, door to side/rear of property, cupboards over counters, window to front elevation, stainless steel sink & drainer, integrated oven & hobs, integrated fridge/freezer, plumbing for washer.

Living/Dining Room

Carpet flooring, sliding doors to rear x2, pendant light x2, central heating radiator, wall light x2.

Landing

Carpet flooring, window to side elevation, pendant light.

Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

Bedroom Two

Carpet flooring, window to rear elevation, central heating radiator, pendant light.

Bedroom Three

Wooden flooring, window to front elevation, central heating radiator, pendant light, storage cupboard x2.

Bedroom Four

Wooden flooring, window to front elevation, central heating radiator, pendant light.

Family Bathroom

Tiled flooring, floor to ceiling wall tiles, spotlights, window to side elevation, central heating radiator, low level flush W/C, hand wash basin, central heating radiator, free standing bath, loft access.

Front Garden

Brick paved driveway providing off road parking for multiple vehicles, access to property's garage, large lawn area, gate leading to rear of property.

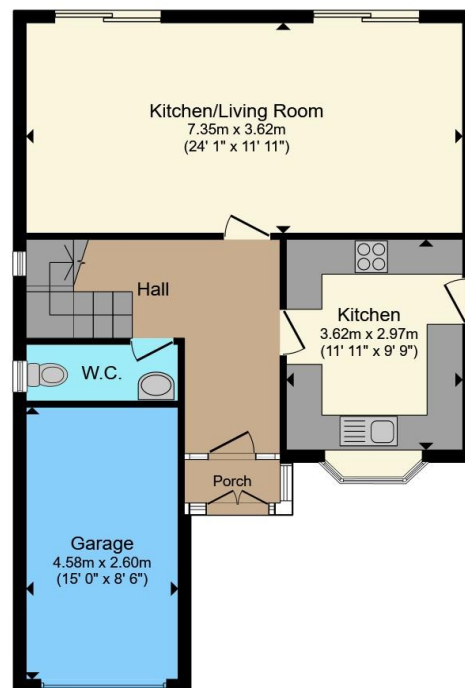
Rear Garden

Enclosed, rear garden, high level of privacy, tiered effect, patio seating area, large lawn area, gate leading to front of property.

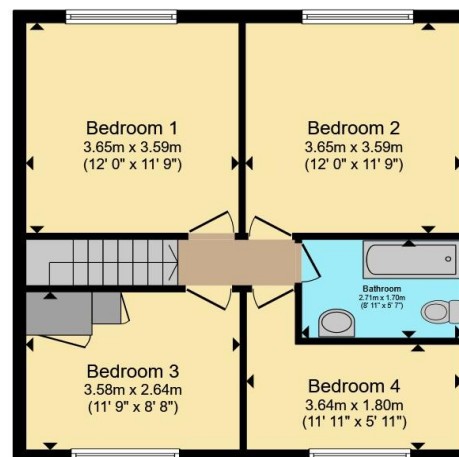








Ground Floor



First Floor

Total floor area 120.3 m² (1,294 sq.ft.) approx

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.propertybox.io



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: Awaited
 Council Tax Band: D

Tenure: Freehold

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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.

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Property Ref: BUT211592 - 0002