

Moore Road, Anslow, DE13 9ST

£325,000



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We are proud to present this luxurious and well sized 4-bedroom home located in Anslow. Ideal for families, and those stepping onto the second step of the property ladder. The exceptionally presented, spacious property is set in a perfect location nearby countryside walks, as well as amenities for the best of both. The property is also in catchment areas for a number of desirable schools, and has great transport links to A38, A511 and M1 making it ideal for commuters.

The home itself is only two years old, and has some great additions from new, including an upgraded kitchen, and bespoke cabinetry added in two of the bedrooms.

The front of the home has bags of kerb-appeal, and the local area is notably quiet and peaceful. On approach you are met by a small but neatly trimmed front garden area beside a tarmac driveway that leads the detached garage. Entrance to the home is via the composite front door, which is covered by a tiled canopy.

Once inside you are met by a long and welcoming entrance hall, off which you will find the well sized yet homely lounge which is decorated and dressed to a contemporary finish. The spacious and modern kitchen diner boasts integrated appliances, downlights, and high quality worksurfaces with upstands and panelled splashbacks. There is ample natural light via the French doors leading out to the garden. There's also a handy utility area with extra worktop space, as well as the cloakroom WC. The larger than average detached garage completes the



downstairs.

Up to the first floor there are 4 double bedrooms, including the master with en-suite shower room. The bedrooms are all stylishly finished with neutral yet classy décor and bespoke cabinetry which add appeal. Finishing off the upstairs is the well-appointed and modern family bathroom with bath and shower over, a wall hung wash basin with mixer tap, and a low-level WC.

Outside on the front there is a driveway leading to the detached garage, as well as a neatly kept front garden area. To the rear, there is an ample sized garden with lawn and patio areas.

Measurements:

Lounge: 3.45m x 4.76m (11'4" x 12'4")

Kitchen Diner: 4.53m x 3.76m (14'10" x 12'4")

Utility: 1.01m x 2.85 (3'4" x 9'4")

Bedroom 1: 3.43m x 2.63m (11'3" x 8'8")

Bedroom 2: 3.20m x 2.41 (10'6" x 7'11")

Bedroom 3: 2.11m x 2.89 (6'11" x 9'6")

Bedroom 4: 2.34m x 2.92m (7'8" x 9'7")

Additional Information:

Tenure: Freehold

Council Tax Band: D

Local Authority: East Staffordshire Borough Council

EPC: B

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the

condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

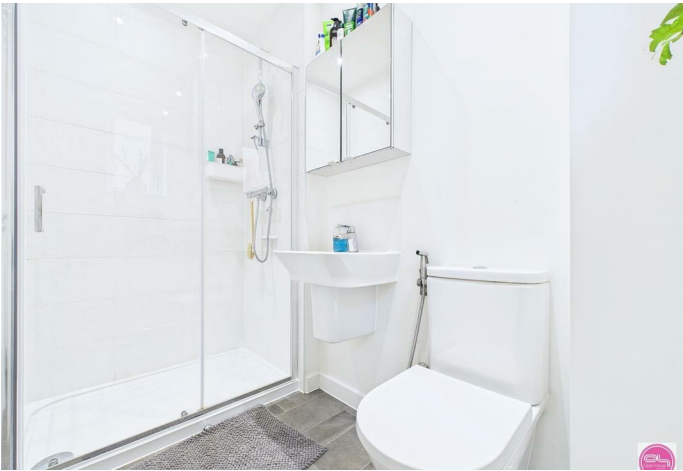
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

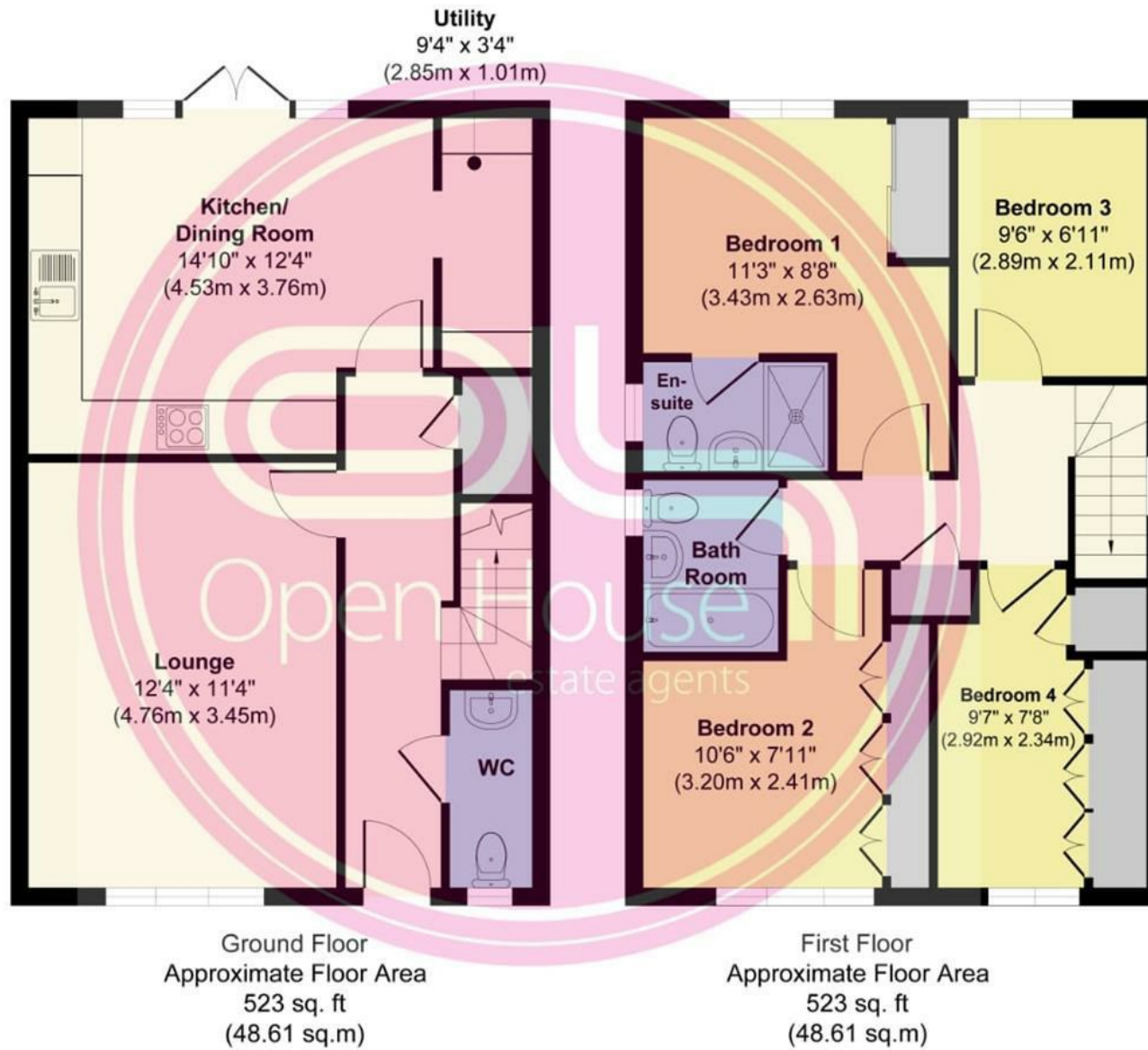
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.












**Approx. Gross Internal Floor Area 1047 sq. ft / 97.23 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale, unauthorised reproduction is prohibited.

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire Borough Council

### TENURE

Freehold

### COUNCIL TAX BAND

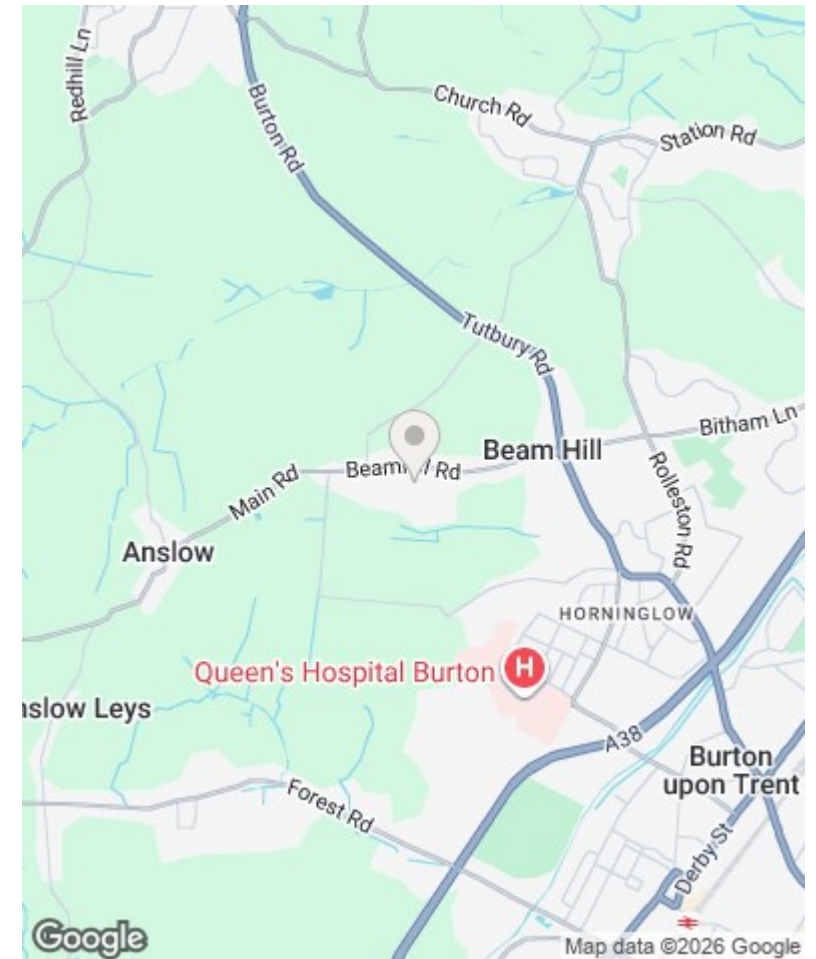
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### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- NO CHAIN
- Additions and Upgrades from New
- Bespoke Cabinetry to the Bedrooms
- Lots of Storage Throughout
- Stunning Dining Kitchen
- Spacious Lounge
- Utility Room/ WC
- Sought-After Location
- Nearby Countryside and Amenities
- Great Transport Links



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