



Heath Road, Stapenhill,
Burton-on-Trent



3



1



2

£135,000



Key Features

- Imposing Terraced Home
- Elevated Position
- Short Walk To Local Facilities
- Attractive Location
- Immediate Vacant Possession
- Two Reception Rooms
- EPC rating F
- Freehold





A very well cared for terraced home in this well established residential location just a short walk from the local facilities and amenities available in Stapenhill. In brief the accommodation comprises:

- lounge, second reception room, kitchen, bathroom and on the first floor a landing leads to three bedrooms. There is a well established mature garden with a variety of fruit trees, plants and shrubs.

Accommodation In Detail

Entrance door leading through to:

Lounge 3.54m x 3.65m (11'7" x 12'0")

having window to front elevation, polished wood fireplace housing coal effect gas fire and built-in meter cupboard.

Lobby

having understairs store cupboard.

Living Room 3.65m x 3.63m (12'0" x 11'11")

having marble fireplace and hearth housing coal effect gas fire, coving to ceiling and window to rear elevation.

Kitchen 2.52m x 2.05m (8'4" x 6'8")

having stainless steel sink, base cupboards and drawers, matching wall mounted cupboards, window to side elevation, door to side elevation and sliding door leading through to:

Innr Lobby

leading to:

Bathroom

having three piece white suite comprising bath, wc, wash basin, tiled surrounds and window to rear elevation.

On The First Floor

Landing

leading to:

Bedroom One 3.63m x 3.56m (11'11" x 11'8")

having window to front elevation.

Bedroom Two 2.61m x 3.62m (8'7" x 11'11")

having window to rear elevation and overstairs cupboard housing hot water tank.

Bedroom Three 2.16m x 2.56m (7'1" x 8'5")

having window to rear elevation.

Outside

There is a well established mature garden with a variety of fruit trees, plants and shrubs.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

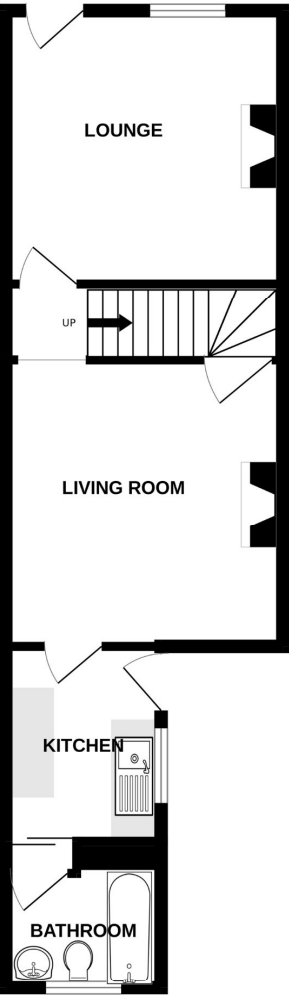
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

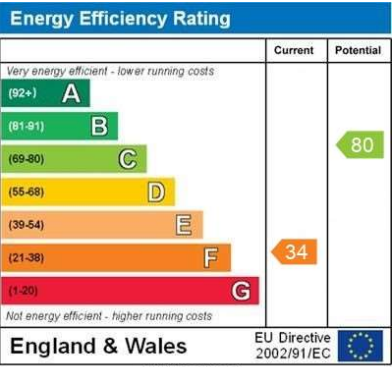
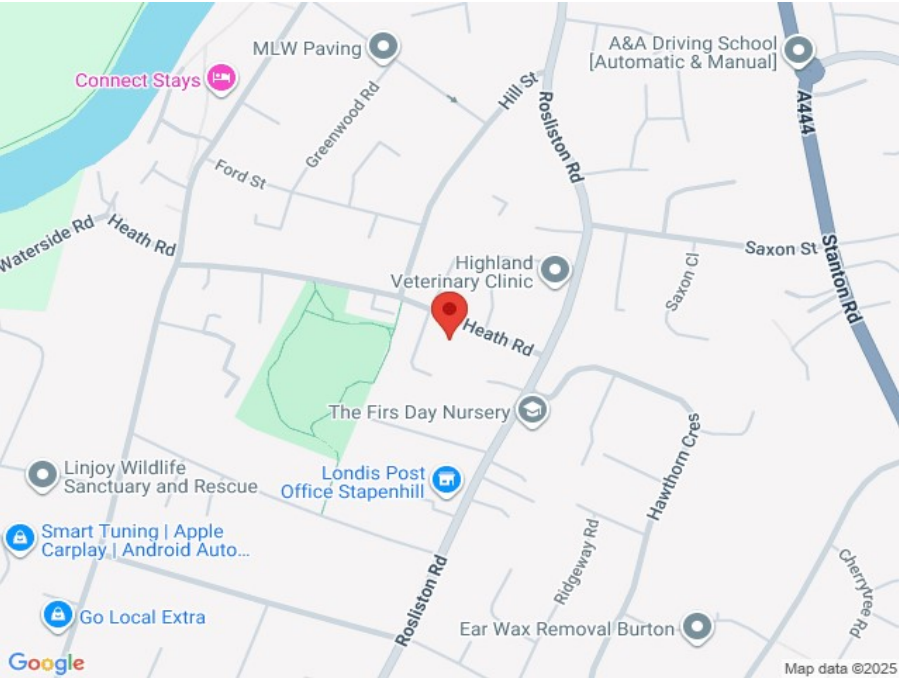
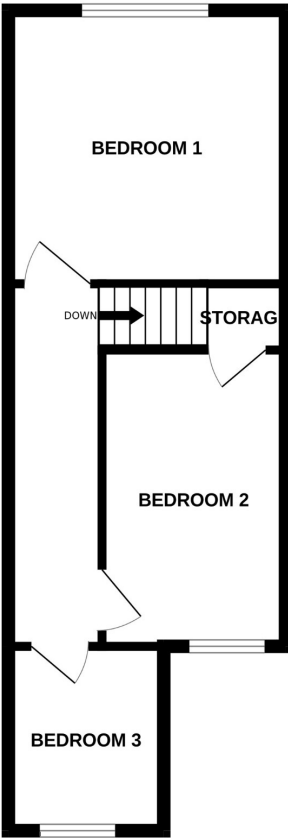
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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