

Malvern Avenue

Burton-on-Trent, DE15 9EA

John German



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£280,000

This traditional semi offers a stunning home in a wonderful non-estate location, with pretty established gardens and an extended layout featuring two light and spacious reception rooms, a good size kitchen, three bedrooms and modern shower room. A location ideal for schools, shops and amenities.



Welcome to this beautiful three bedroom semi detached, offering a light and spacious home on the lovely Malvern Avenue, a wide, well-established road in a peaceful spot with the convenience of good schools, pubs and shops close by, also being just a short drive to the town centre.

The property is set behind a front garden and a block paved drive. The arched storm porch shelters the front door which opens into a bright entrance hall with stairs to the first floor and doors leading to the downstairs accommodation, which includes a handy downstairs WC. The lounge is again a light room with a fireplace, high ceilings and a bay window framing views to front. To the rear of the house, an extended sitting/dining room offers that extra reception room, with gardens views and plenty of extra space for sofas and a dining table. The kitchen is a highlight, extended and well designed with plenty of fitted units and integrated appliances including a double oven, hob, dishwasher and fridge freezer, together with spotlights to the ceiling adding to the modern look. A window frames views to front and a door opens out to the rear garden.

To the first floor, there are two double bedrooms and a single, making this an ideal house for a family or downsizer. The master bedroom has plenty of storage with fitted wardrobes, bedroom two has garden views, and bedroom three has views of Malvern Avenue. The well appointed shower room serves all three bedrooms.

The beautiful rear garden is well established with lots of colour, shaped lawns and patio areas ideal for garden furniture, creating a stunning outdoor space to enjoy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

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

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

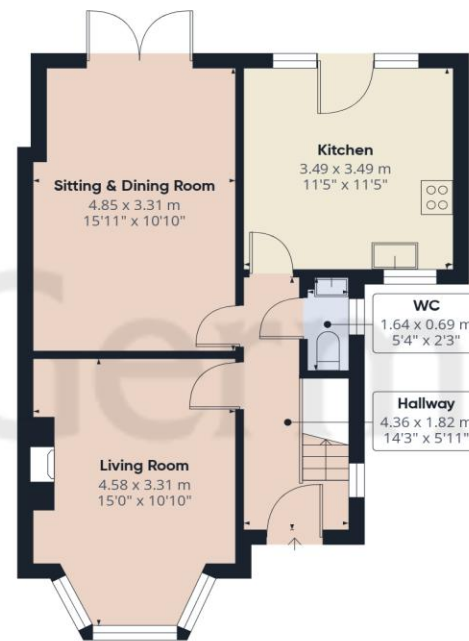
Our Ref: JGA/08062026

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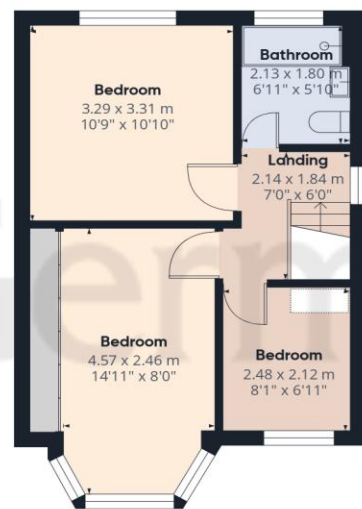
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

85.3 m²

916 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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