



Rosliston Road, Stapenhill,  
Burton-on-Trent





£215,000



## Key Features

- Well Proportioned Three Bedroomed Semi Detached
- Plenty Of Off Road Parking
- No Upward Chain
- Dining Kitchen
- Guest Cloak Room
- Large Lounge
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed semi detached home on the outskirts of Burton upon Trent. The accommodation in brief comprises: - entrance hall, large lounge, dining kitchen, guest cloak room and on the first floor a landing leads to three bedrooms and bathroom. Externally the property benefits from block paved driveway and a fully enclosed rear garden.

### Accommodation In Detail

Frosted composited double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, built-in storage cupboard and one central heating radiator.

#### Lounge 2.86m x 5.06m (9'5" x 16'7")

having wood effect laminate flooring, two central heating radiators and Upvc double glazed window to front elevation.

#### Guest Cloak Room 0.82m x 1.66m (2'8" x 5'5")

having low level wc, space saving vanity wash basin with chrome mixer tap, extractor fan and one central heating radiator.

#### Dining Kitchen 4.97m x 3.32m (16'4" x 10'11")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, electric single oven, four ring gas hob with extractor over, space for American style fridge/freezer, space for washing machine, tiled splashback, cupboard housing gas fired Worcester Bosch combination boiler, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors leading out to the rear garden.

### On The First Floor

#### Landing

having carpet to floor, access to loft space and large built-in storage cupboard.



#### Master Bedroom 2.85m x 3.67m (9'5" x 12'0")

having built-in double wardrobe, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 2.61m x 4.02m (8'7" x 13'2")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 2.27m x 2.9m (7'5" x 9'6")

having one central heating radiator, carpet to floor and Upvc double glazed window to rear elevation.

#### Bathroom 2m x 2.54m (6'7" x 8'4")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome fittings and thermostatic shower over, glass shower screen, tiling to wet areas, extractor fan, built-in overstairs storage cupboard, laminate flooring, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

### Outside

To the rear of the property is a fully enclosed split level garden, the lower level has a good sized patio area, steps lead to a good sized lawned area and a garden shed. To the front is a double width block paved driveway.

#### 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.

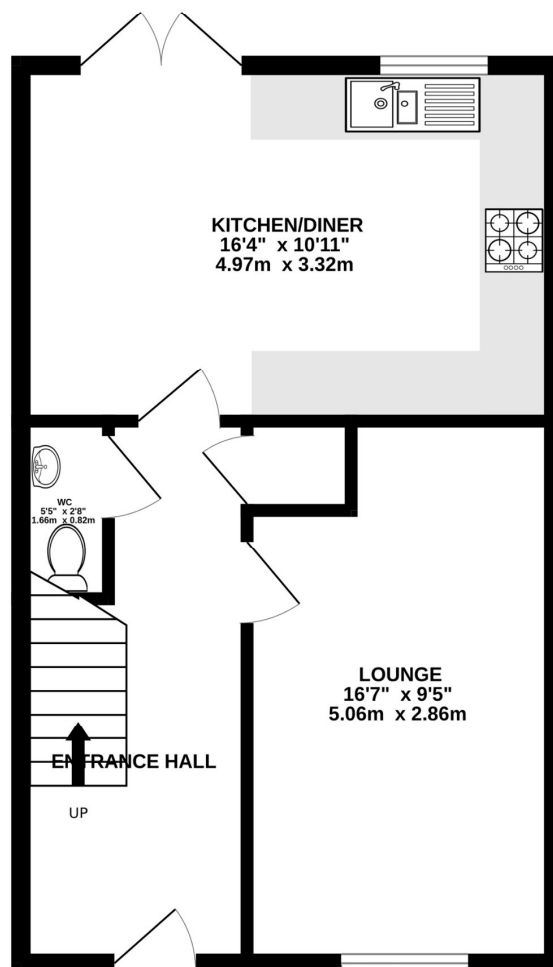
#### Note

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.

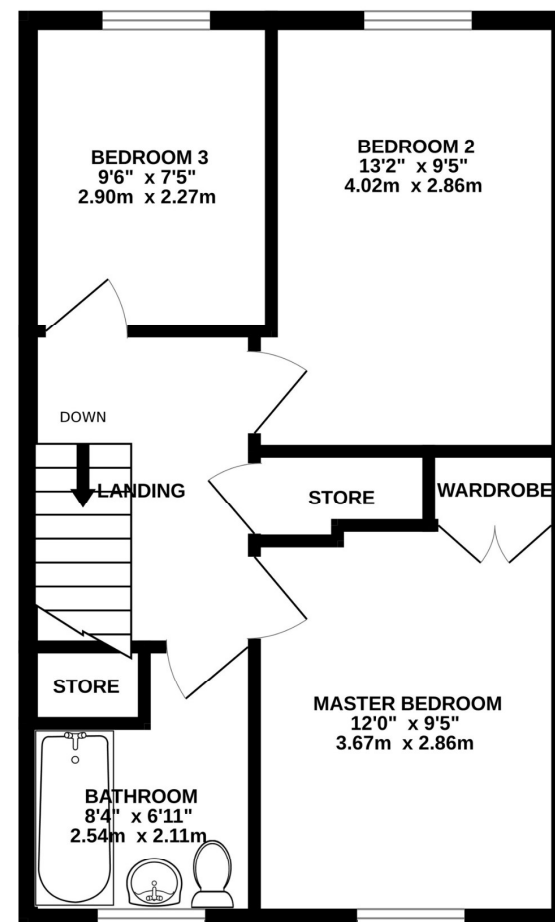
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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