

# Wetmore Road

Burton-on-Trent, Staffordshire, DE14 1QZ



Available with no upward chain, this immaculately presented three-bedroom terraced house features double glazing and central heating. The property stands within delightful gardens and is ideal for a first-time buyer, family or investor.

Guide Price £110,000

John German

Wetmore Road is a popular location handy for Burton town centre, railway station and the A38 with links to the A50, M6 and M1.

#### Accommodation;

A double glazed panelled entrance door opens into the lounge with laminate flooring, fitted electric fire, double glazed window to the front, ceiling rose, coving and a door leading into an inner hallway.

The inner hallway has a useful under stairs storage cupboard and a door to a separate sitting room with attractive wood block floor and carpet, fireplace with tiled hearth and surround with inset log effect gas fire, double glazed to the rear garden and a further door to the staircase.

The kitchen is fitted with a comprehensive range of oak finish base and wall cabinets, sink unit with mixer tap, plumbing for a washing machine, Worcester gas fired boiler, pine ceiling with spot lights and a fitted oven.

Completing the ground floor accommodation is a rear lobby with a double-glazed door to the side and a sliding door to a guest cloakroom/WC, fitted with a two-piece suite.

The first-floor landing has doors leading off to three bedrooms and the family bathroom.

The master bedroom is a good-sized double with a front facing window and fitted mirrored fronted wardrobes.

Along the landing, the second bedroom is also a double with built-in wardrobes, built-in over stairs cupboard and a double-glazed window to the rear.

The third bedroom is situated to the rear of the property and has a double-glazed window with a garden view.

The family bathroom has a bi-fold door and suite comprising; panelled bath with shower over, pedestal wash hand basin and WC.

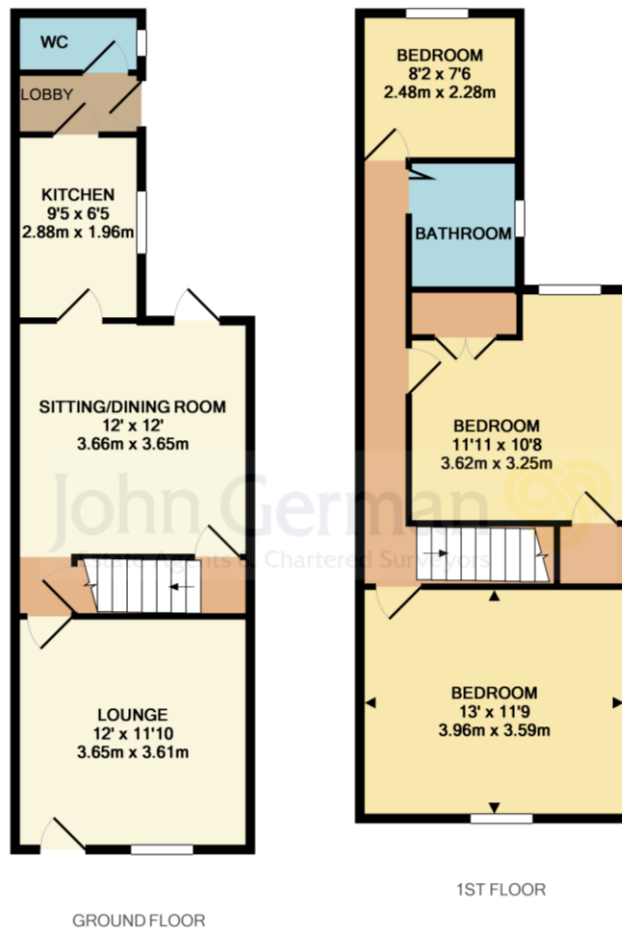
Outside, the property features gated side access to the rear garden with a paved patio area, pathway, spacious lawn, variety of shrubs and trees, ornamental pond, large garden shed and fencing to the perimeter.

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

**Services;** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

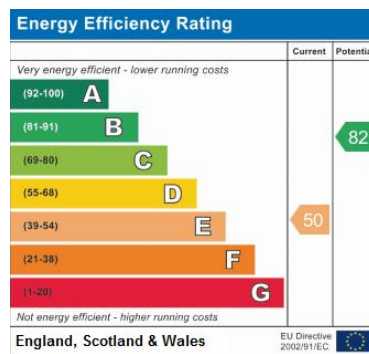
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#### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Agents' Notes**  
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**Measurements**  
 Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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