



£265,000

4 Bedroom Town House for sale  
34 PERLE ROAD, BURTON-ON-TRENT





## Overview

HOME LAUNCH EVENT SATURDAY 21ST MARCH - A home that delivers space, style and charm in equal measure - Spread over three floors, the icing on the cake is the master suite on the top floor. What are you waiting for? BOOK NOW VIA OUR EWEMOVE WEBSITE!



## Key Features

- HOME LAUNCH EVENT 21ST MARCH - BOOK VIA OUR EWEMOVE WEBSITE
- CHAIN FREE
- LEGAL PACK & SEARCHES READY
- Virtual Tour Available
- Four-bedroom home set over three spacious floors
- Impressive master suite occupying the entire second floor with private ensuite
- Low-maintenance rear garden ideal for relaxing or entertaining
- Private driveway & single garage
- Solar Panels





Set in a sought after development located close to town centre and all local amenities this 4 bedroom townhouse offers the perfect blend of contemporary comfort and convenient lifestyle. Thoughtfully designed across three spacious floors, this is a home that effortlessly balances practicality with modern elegance - ideal for growing families or professionals.

Step inside into the hallway and head straight on through into the living room which spans the rear of the property. With a window to the rear as well as patio doors opening out into the garden, this room is light and airy. A handy storage cupboard is tucked away behind the door to the living room, ideal for storing your vacuum and ironing board etc.

The kitchen diner forms a light-filled, sociable space fitted with modern appliances and ample room for dining. There is also a guest WC to the ground floor.

On the first floor there are two double bedrooms and a single bedroom which offers flexibility as a child's room, guest suite, or stylish home office. A family bathroom fitted with a low level wc, pedestal wash hand basin and a panelled bath with shower over completes the first floor.

Occupying the entire top floor, the impressive master suite feels like a private retreat. Generous in scale and filled with natural light, it provides a peaceful escape at the end of the day. A contemporary ensuite shower room adds an extra touch of luxury and convenience.

The low-maintenance rear garden complete with a children's playhouse creates the perfect setting for summer barbecues, morning coffee, or unwinding after a long day.

A private driveway provides parking for two vehicles leading to a single



garage - a valuable addition for modern living.

## LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Estate Management Fee; Yes (TBC).

Property Construction: Traditional.

Parking: Garage & Allocated parking

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

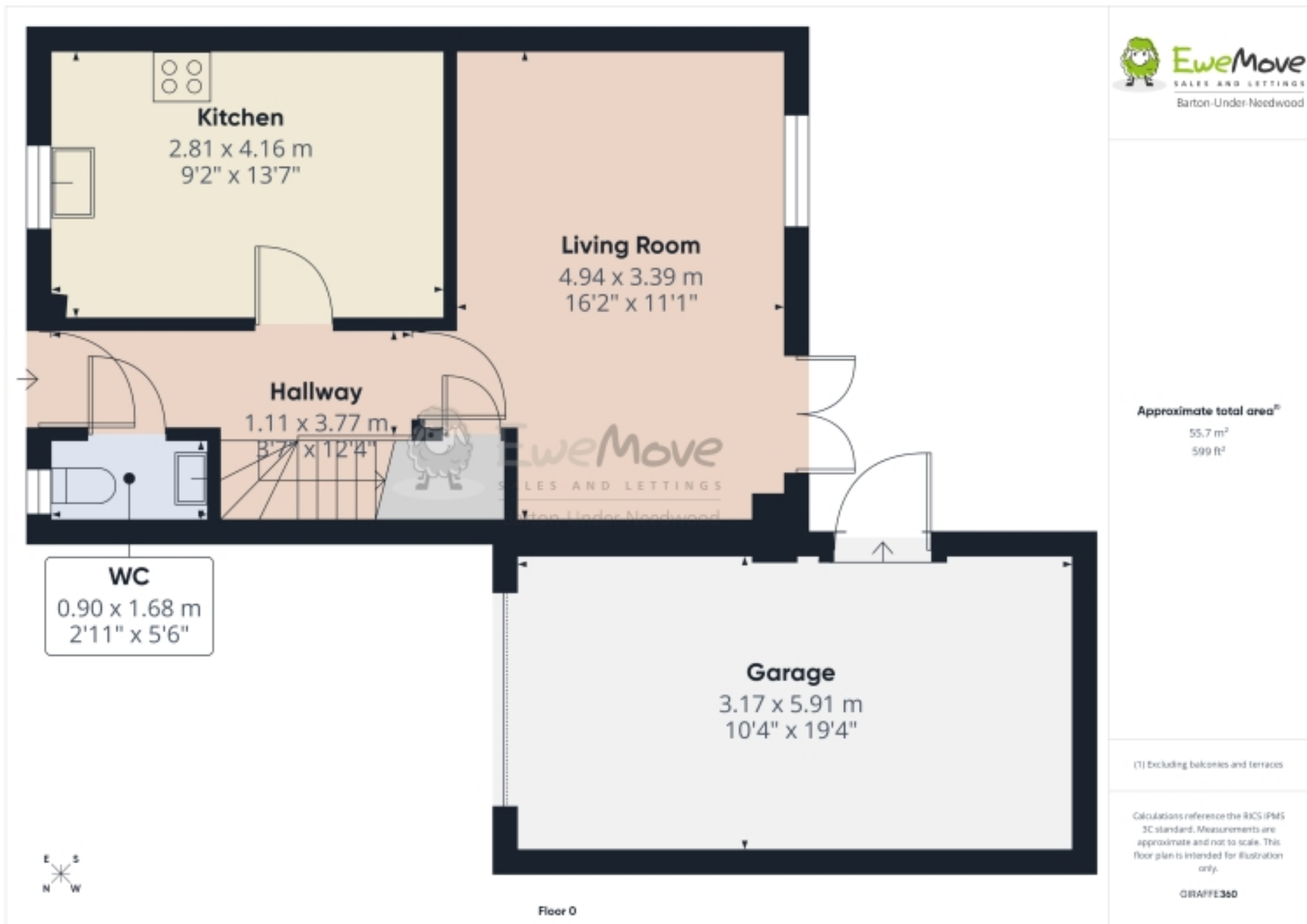
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: B.

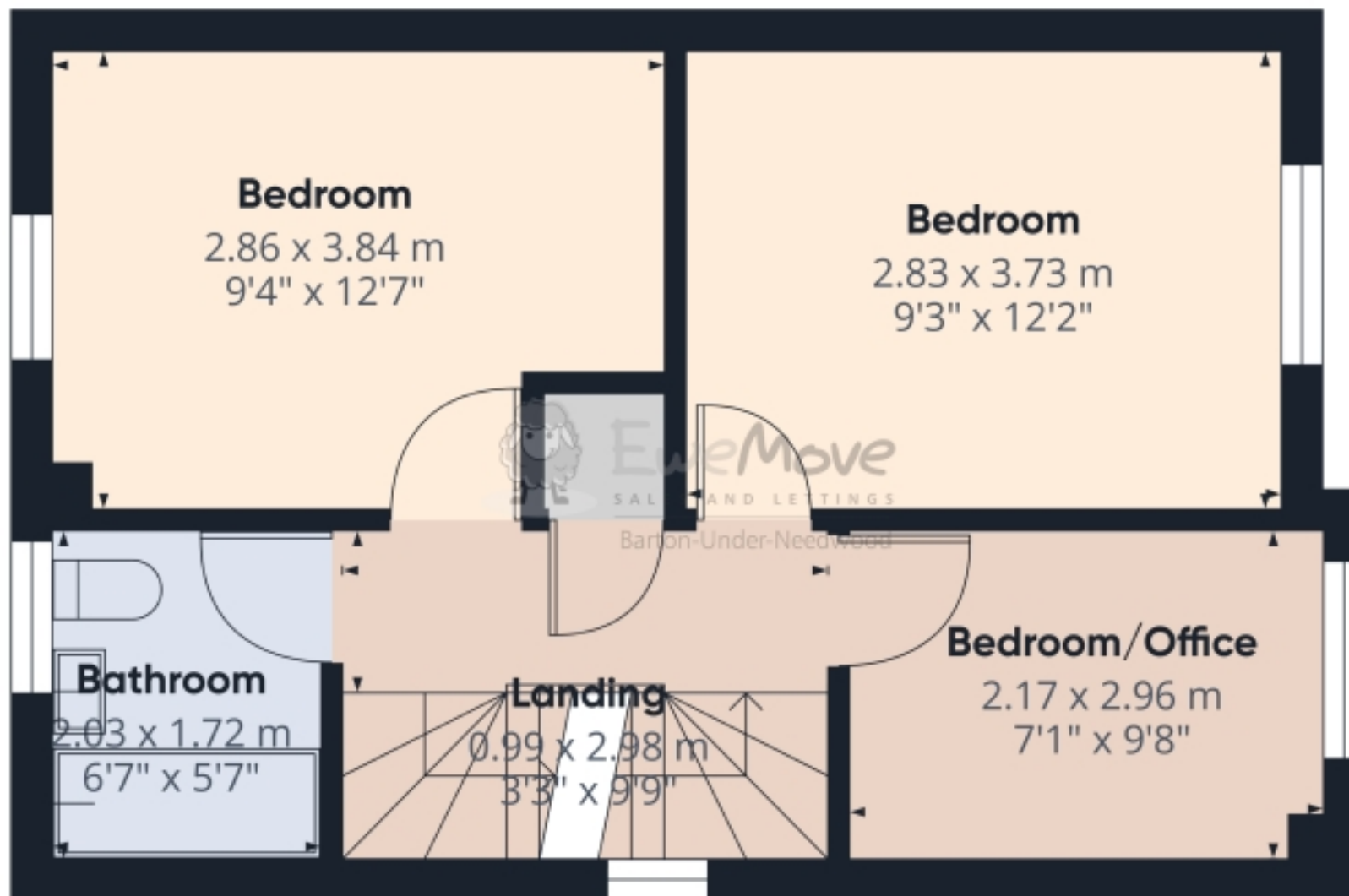
Council Tax rating: D.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source

# Floorplans



# Floorplans



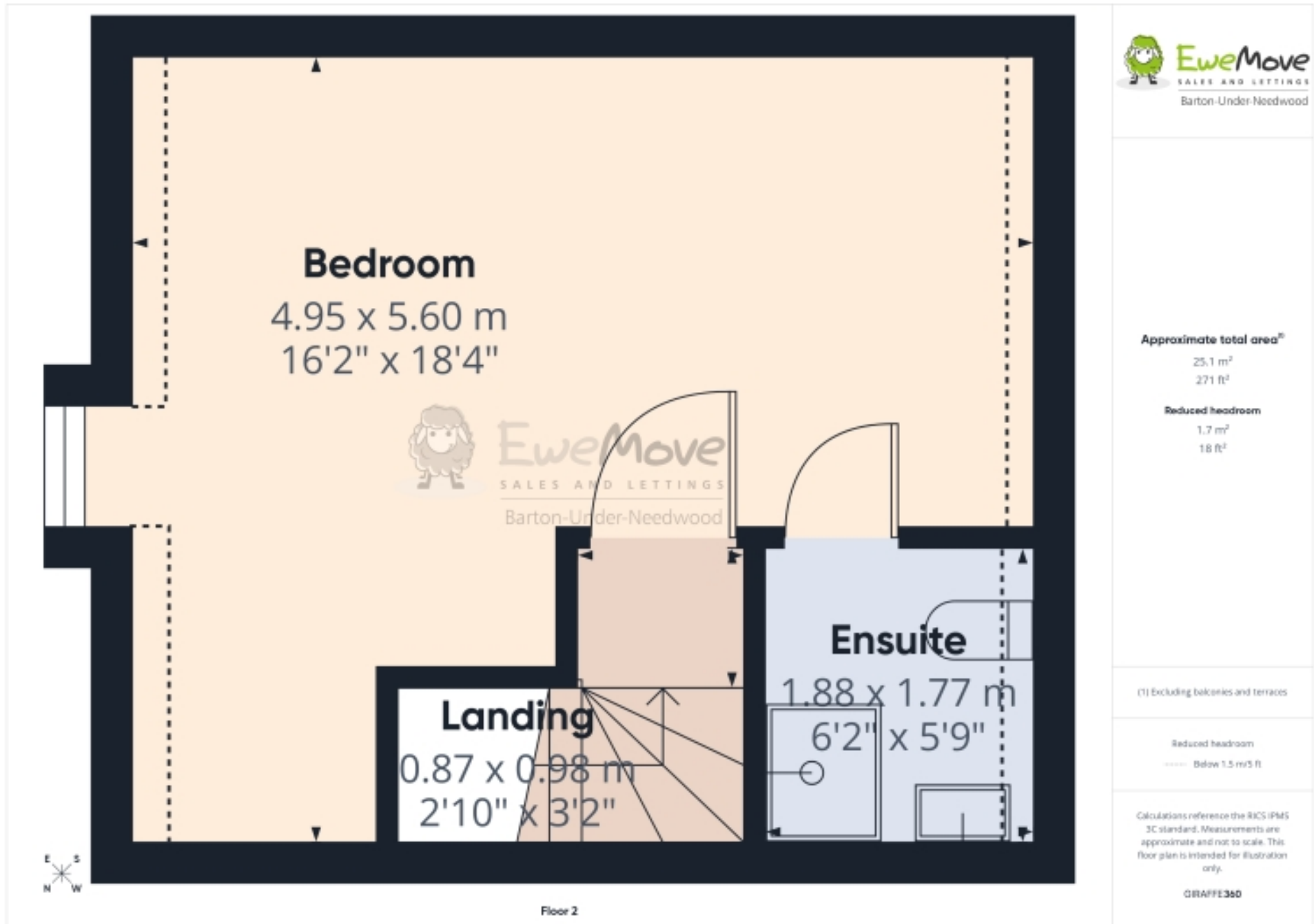
**Approximate total area<sup>(1)</sup>**  
34.5 m<sup>2</sup>  
371 ft<sup>2</sup>

(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.

GRAFFES60

# Floorplans



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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