



Shirland Close, Drakelow, Burton-On-Trent





## Property Description

Burchell Edwards are delighted to market this lovely, 3 Bedroom Terraced family home on a shared ownership scheme or the ability to purchase outright! The property is situated on a very desirable plot on a lovely, private road in the desirable Drakelow area. The property greets you with two off road parking spaces to the front of the property providing hassle free parking. The property itself is finished to a wonderful standard throughout and boasts a spacious downstairs comprising of: a wonderful living room/dining area to the rear of the property, a compact ready to use kitchen situated to the front of the property and a downstairs W/C. On the first floor of the property you are greeted to a spacious landing area which provides loft access along with entrances to the modern, family bathroom as well as the property's 3 good sized bedrooms. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. The garden features a fabulous, decking seating area along with a well maintained lawn area that provides the perfect play area. Viewing really is essential of this lovely, spacious property!

## Entrance Hallway

Carpet flooring, pendant light, central heating radiator, under stair storage cupboard

## Downstairs W/C

Vinyl flooring, low level flush W/C, hand wash basin, central heating radiator, pendant light

## Living Room/Dining Area

Carpet flooring, pendant light x 2, central heating radiator x 2, window to rear elevation, patio doors to rear.

## Kitchen

Vinyl flooring, window to front elevation, spotlights, central heating radiator, integrated oven and hobs, plumbing for washing machine, stainless steel sink and drainer, cupboards over counters.



## Landing

Carpet flooring, pendant light, loft access.

## Bedroom One

Carpet flooring, central heating radiator, pendant light, window to front elevation x 2, integrated storage cupboard.

## Bedroom Two

Carpet flooring, central heating radiator, pendant light, window to rear elevation

## Bedroom Three

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

## Family Bathroom

Vinyl flooring, low level flush W/C, hand wash basin, central heating radiator, spotlights, shower over bath.

## Front Garden

Two allocated off road parking spaces

## Rear Garden

Decking seating area, well maintained lawn area, slabbed paving pathway, gate leading to alleyway providing access to front

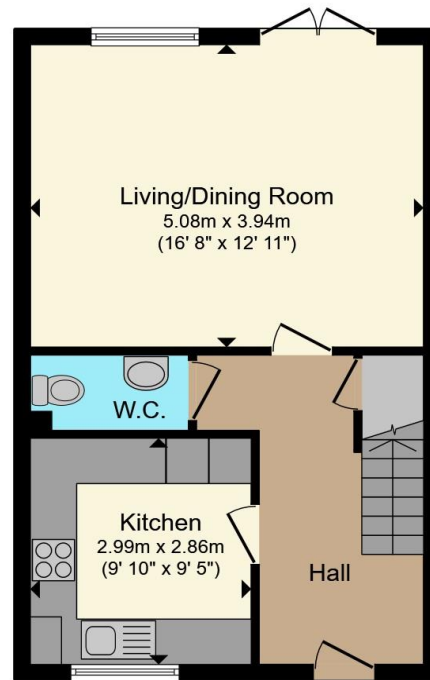




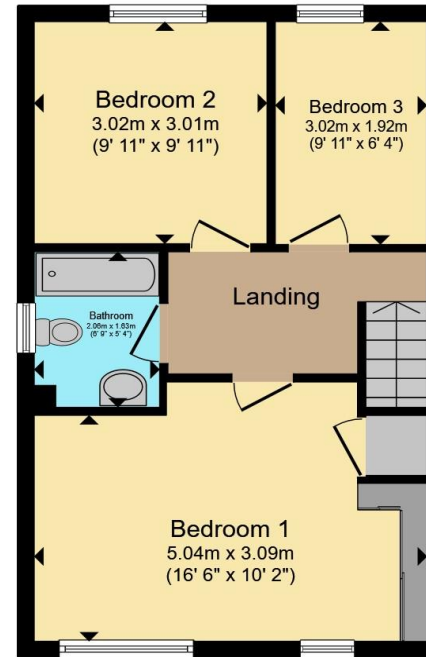








**Ground Floor**



**First Floor**

Total floor area 83.4 m<sup>2</sup> (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
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EPC Rating: A Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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