



Wetmore Road
Burton-On-Trent

burchell
edwards

Wetmore Road Burton-On-Trent DE14 1RD

for sale
£160,000



Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom Mid-Terraced family home, situated in the popular area of Horninglow, with no upward chain! Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. Internally, the property has been finished to a freshly renovated, modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, an additional reception room, currently being utilised as a dining room, a modern kitchen with enhanced storage along with a downstairs shower room for the ultimate ease of access. On the first floor of the property you will be greeted to a landing that offers access to two great sized, double bedrooms along with another convenient bathroom which has been finished to a modernised standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a generous sized lawn patch, the garden presents the perfect relaxation area with a high level of privacy. Viewing of this amazing property is essential!

Lounge

Wooden flooring, pendant light, central heating radiator, window to front elevation.

Dining Room

Wooden flooring, pendant light, central heating radiator, window to rear elevation, storage cupboard.

Kitchen

Tiled flooring, stainless steel sink & drainer, cupboards over counters, door leading to rear garden, pendant light, central heating radiator, window to rear elevation, plumbing for washer.

Downstairs Shower Room

Tiled flooring, low level flush W/C, hand wash

basin, central heating radiator, pendant light, window to rear elevation, shower cubicle.

Bedroom One

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

Bedroom Two

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

Family Bathroom

Wooden flooring, low level flush W/C, hand wash basin, central heating radiator, pendant light, window to rear elevation, bath

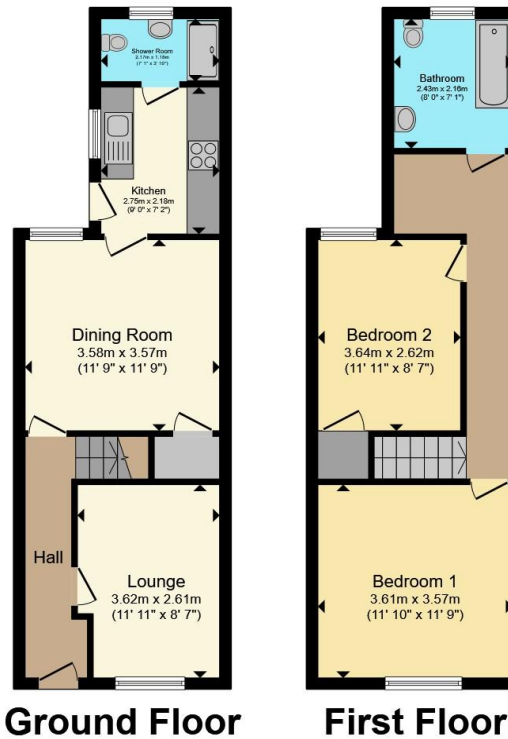
Rear Garden

Enclosed rear garden with a high level of privacy, concrete pathway running the length, storage shed at rear, gate leading to rear of property, extensive lawn patch.









Total floor area 76.6 m² (825 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



To view this property please contact Burchell Edwards on

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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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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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Property Ref: BUT211690 - 0002