



Tilley Green, Newhall, SWADLINCOTE

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this sizeable 2 bedroom Semi-Detached bungalow, situated on a lovely private road in the desirable area of Newhall. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and surrounding areas.

The property welcomes you with an extensive driveway providing off road parking for multiple vehicles as well as providing enhanced privacy of the property. Internally, the property has been finished to a lovely standard throughout and offers a spacious accommodation consisting of: a light and airy lounge, a functioning kitchen which offers ample storage; wide hallway with an integrated storage cupboard; a family bathroom which has been finished to a lovely standard along with two great sized, double bedrooms. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. Viewing of this amazing property is essential!

Entrance Hallway

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

Living Room

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

Kitchen

Tiled flooring, spotlights, cupboards over counters, integrated oven & hobs, window to side elevation, stainless steel sink & drainer, plumbing for washer, boiler location.

Bedroom One

Carpet flooring, pendant light, central heating radiator, doors leading to rear garden.

Bedroom Two

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

Family Bathroom

Tiled flooring, window to side elevation, walk in shower, low level flush W/C, hand wash basin.

Externally

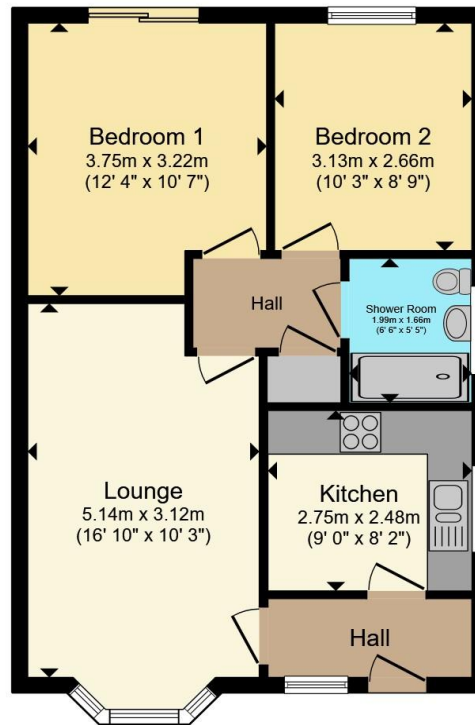
To the front of the property you will find a tarmac driveway providing off road parking for multiple vehicles. To the rear, you will find an enclosed, private rear garden which contains a decking seating area and a large gravel area.











Total floor area 54.4 m² (586 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

T 01283 530 169
E burton@burchelledwards.co.uk

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

EPC Rating: Awaited
Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211596



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT211596 - 0002