



Beveridge Road, Anslow,  
Burton-on-Trent



3



2



1

£234,950



## Key Features

- A Commendable Modern Home
- Attractive Location On Outskirts of Burton
- Well Appointed & Presented Accommodation
- Close To Open Countryside
- Three Bedrooms
- En-Suite
- EPC rating B
- Freehold





An attractive modern family home (4 year old), situated on this new development on the outskirts of Burton upon Trent and close to open countryside. The property offers well presented accommodation with an attractive low maintenance garden including a shed and summerhouse. Internally the property offers practical accommodation with the benefit of a ground floor cloak room, lounge and open plan dining kitchen. On the first floor a landing leads to a master bedroom with en-suite facilities, two further bedrooms and bathroom. Externally there is a small fore garden and off road parking for two vehicles.

#### Accommodation In Detail

Entrance door leading to:

#### Reception Hall

having staircase rising to first floor.

#### Guest Cloak Room

having wc, wash basin, one central heating radiator and window to front elevation.

#### Lounge 4.6m x 3.6m (15'1" x 11'10")

having window to front elevation, one central heating radiator, media wall, feature panelling and concealed downstairs store cupboard.

#### Dining Kitchen 4.64m x 2.69m (15'2" x 8'10")

having stainless steel sink set into a marble effect work top, four ring gas hob with built-in oven under and extractor canopy over, complementary splashback, high gloss base cupboards and drawers, matching wall mounted cupboards, appliance space, integrated fridge/freezer, wood effect laminate flooring, recessed ceiling lights, one central heating radiator, window to rear elevation and French doors to rear.

#### On The First Floor

#### Landing

having airing/linen cupboard.

#### Master Bedroom 3.57m x 2.83m (11'8" x 9'4")

having built-in wardrobes.

#### En-Suite

having shower cubicle, wc, wash basin, tiled surrounds, one central heating radiator and window to front elevation.

#### Bedroom Two 2.75m x 2.31m (9'0" x 7'7")

having one central heating radiator and window to rear elevation.

#### Bedroom Three 2.2m x 1.8m (7'2" x 5'11")

having one central heating radiator and window to rear elevation.

#### Bathroom

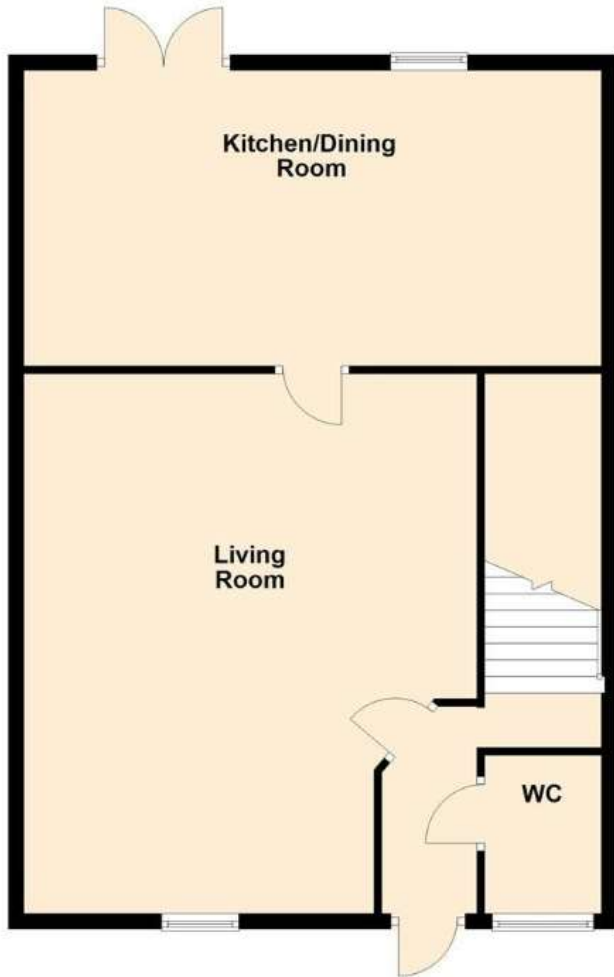
having three piece white suite comprising bath with shower over and glazed side screen, wash basin, wc, tiling to walls, window to rear elevation and one central heating radiator.

#### Outside

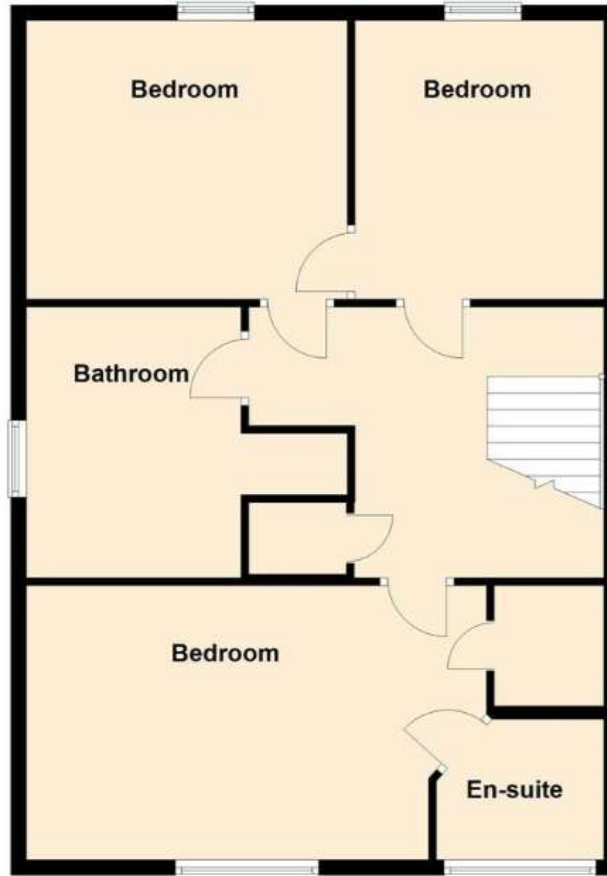
To the front of the home is a small fore garden and driveway providing ample car-standing for two vehicles. A pedestrian gates leads to the rear where there is a landscaped garden planned for low maintenance with patio areas, artificial lawn, shed and a summerhouse.

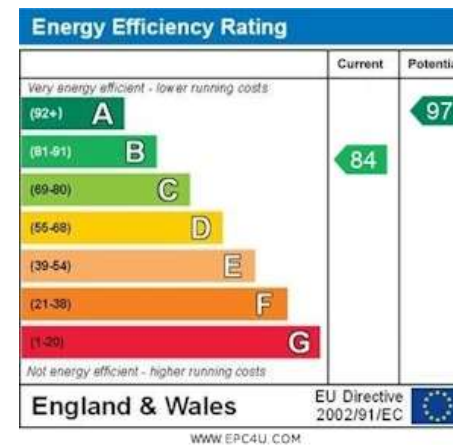
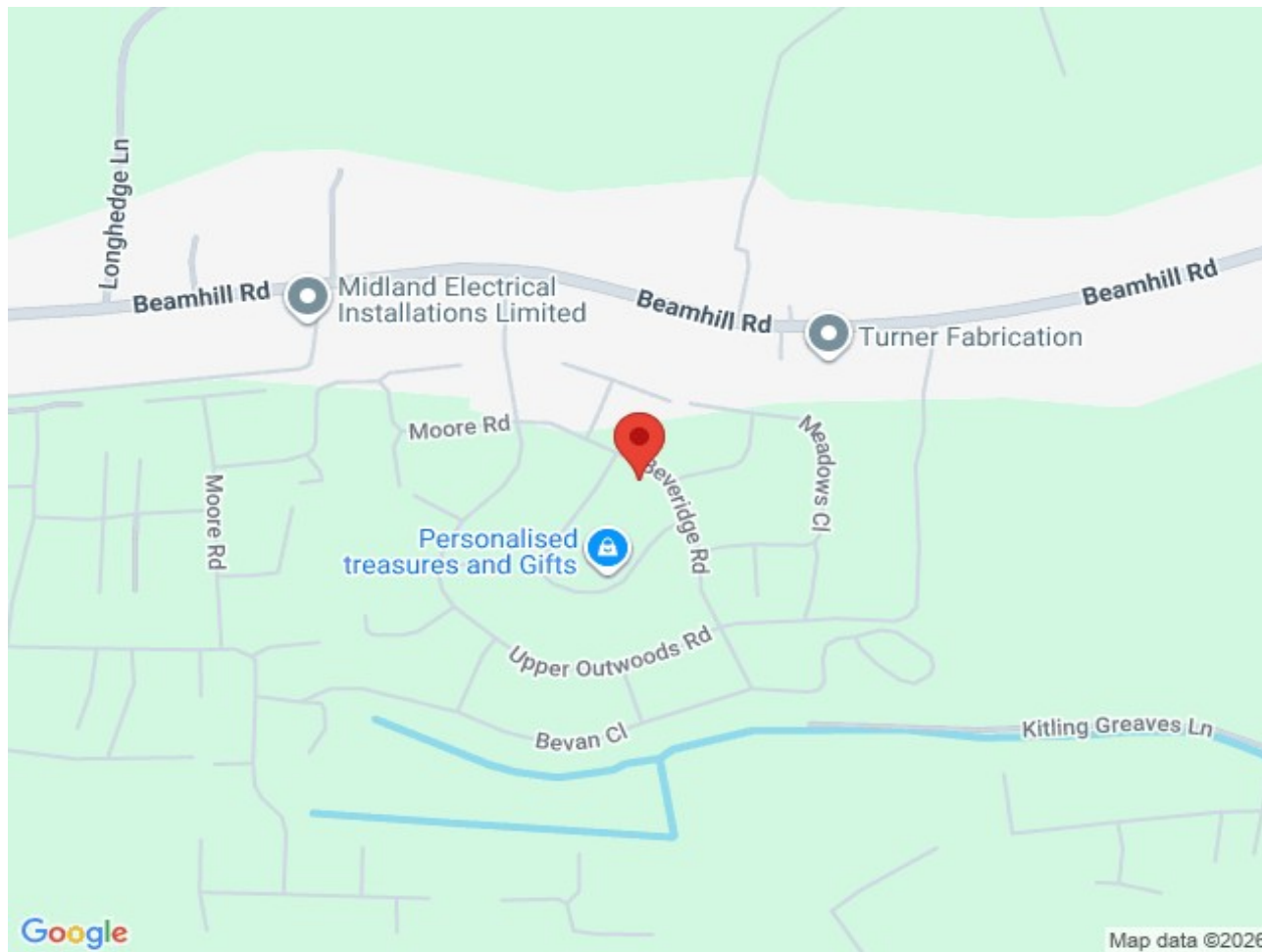


Ground Floor



First Floor





### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

