

Grants Yard, Burton-On-Trent

aksresidential.com

£150,000



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This property at a glance:



Grants Yard, Burton-On-Trent



Mikaela says:

"If you're looking for your first home or a great investment, this two-bedroom coach house on a quiet cul-de-sac is definitely one to take a look at. It's offered with no upward chain and is within easy reach of Burton town centre, with a real community feel around the area.

Inside, there's a good-sized hallway and a really useful extra room on the ground floor. With a sink, worktop space and sliding doors out to the garden, it's a flexible space that could work brilliantly as a home office, hobby room, snug or gym.

The low-maintenance stoned garden is a real sun trap and has access out to the side. Upstairs you'll find a comfortable, spacious lounge, modest kitchen with space for appliances, two generous bedrooms and a family bathroom. The main bedroom also comes with a brilliant bonus — its own walk-in wardrobe!

A home with a bit more space and flexibility than you might expect, with an allocated parking space and in a tucked-away position with very little passing traffic"



Grants Yard, Burton-On-Trent



Did you spot...

This fantastic coach house is available with no upward chain



A message from the seller:

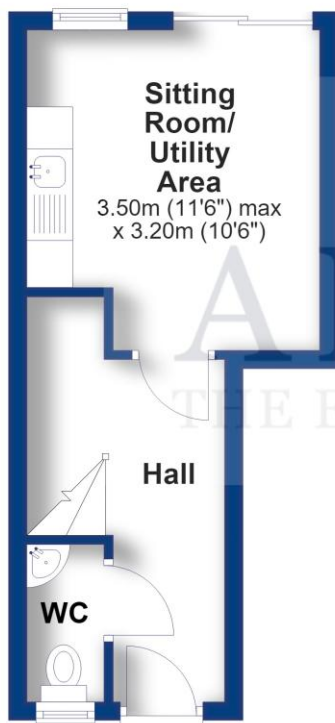
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Floor Plan

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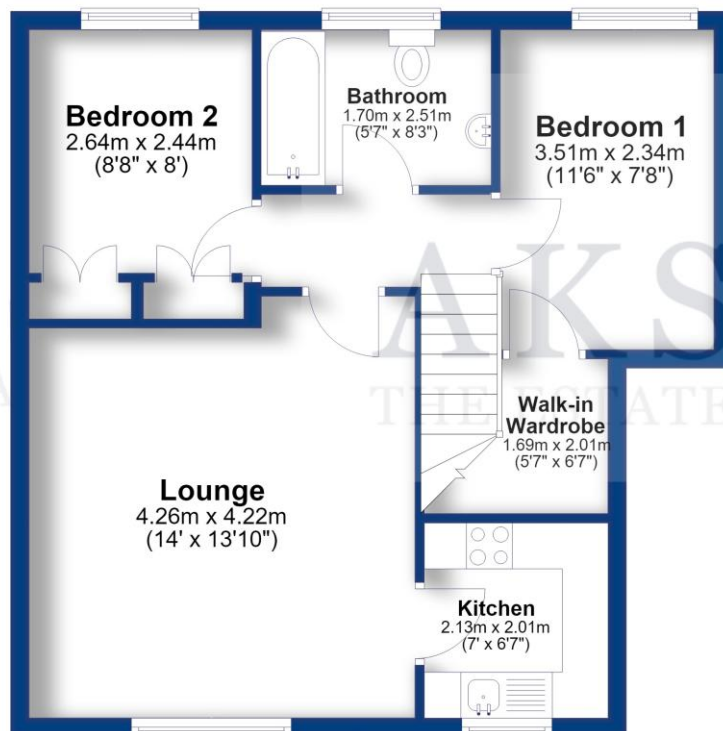
Ground Floor

Approx. 19.5 sq. metres (209.9 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)

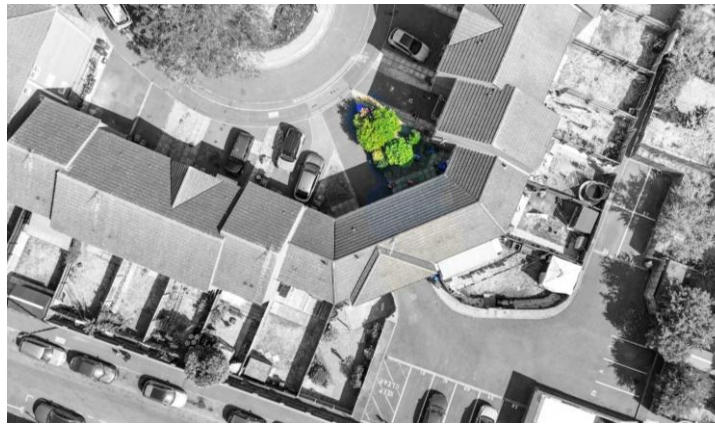
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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★★★★★
300+ 5 star Google Reviews



Key Features:

- VERSATILE 2 BEDROOM COACH HOUSE WITH ALLOCATED PARKING
- POSITIONED ON A QUIET CUL-DE-SAC, CLOSE TO BURTON TOWN CENTER
- LOW MAINTENANCE SUNTRAP GARDEN
- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- EPC RATING C



About the area:

Burton upon Trent offers a great mix of family-friendly neighbourhoods, green spaces and everyday amenities. Popular areas including Stapenhill, Branston, Stretton, Shobnall and Horninglow provide a choice of established and newer homes, with schools and local facilities close by. There are plenty of opportunities to enjoy the outdoors, from Stapenhill Gardens and the riverside Washlands to Shobnall Fields and Branston Water Park, while the nearby National Forest provides even more walking and family attractions. The town centre offers a good selection of shops, cafés, bars, restaurants and leisure facilities. For commuters, Burton railway station provides direct services towards Derby and Birmingham, while the A38, A50 and wider motorway network offer convenient road links. Overall, Burton upon Trent is a well-connected town with plenty to offer families, commuters and those looking for amenities and leisure opportunities close to home.



Schools:

There are several Primary Schools and Secondary Schools within the local area



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Mikaela** call
01332 30 30 30

[Click here](#) to watch
the property video

