





*** CHAIN FREE *** Located within a sought-after modern development, this end town house comprises three bedrooms and presents an excellent opportunity for first-time buyers, families, or investors. Positioned conveniently close to Stretton's amenities, schools, canal side walks, and with easy access to the A38 and A50.



Step into the inviting lounge, leading seamlessly into the impressive open plan dining kitchen featuring a range of units, an oven, hob, and extractor fan. French doors provide access to the garden. Additionally, there is a downstairs WC with modern tiling and a two-piece suite.

Upstairs, two double bedrooms are accompanied by a family bathroom boasting a bath with a rain shower, WC, and hand washbasin surrounded by contemporary tiling.

The master bedroom on the second floor offers built-in storage and striking paneling on one wall.

The low-maintenance rear garden features a paved terrace and lawn, enclosed by fencing. Side access leads to the front drive, providing parking space for two cars, with EV charger installed.

PLEASE NOTE: The current tenure of the property is leasehold, however the owners are prepared to buy this out upon legal exchange.

Ground rent £150 per annum. Service charge £150 per annum.

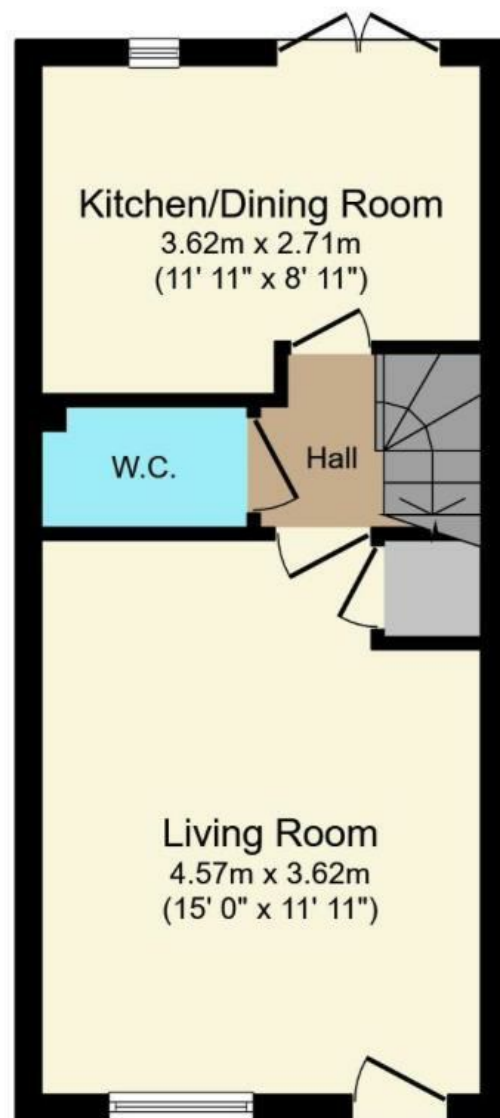
Freeholders: Wards.

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

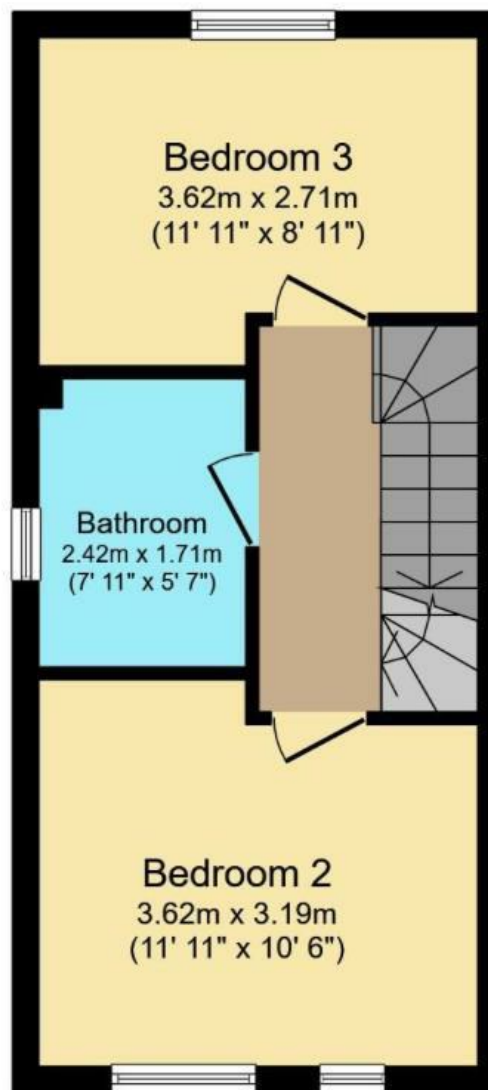




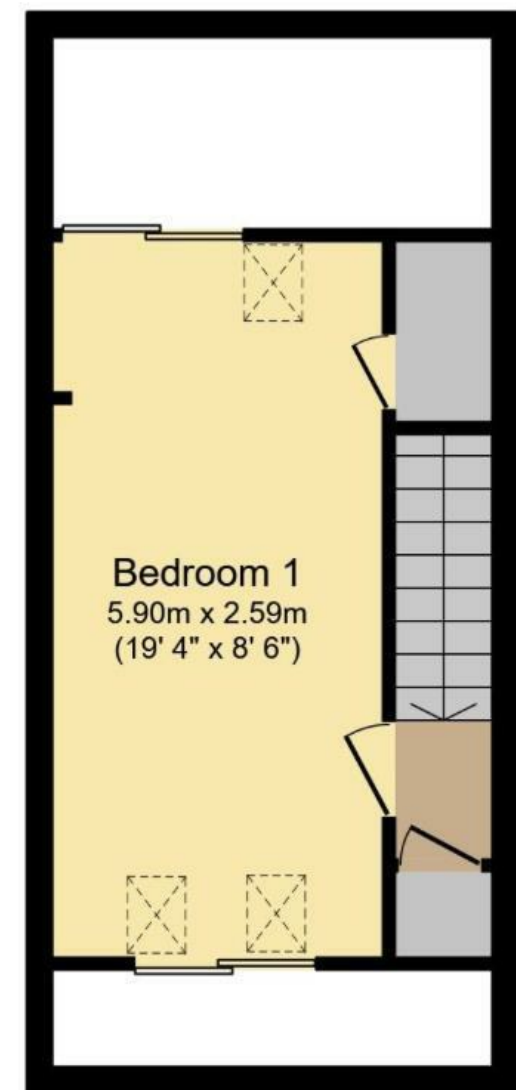




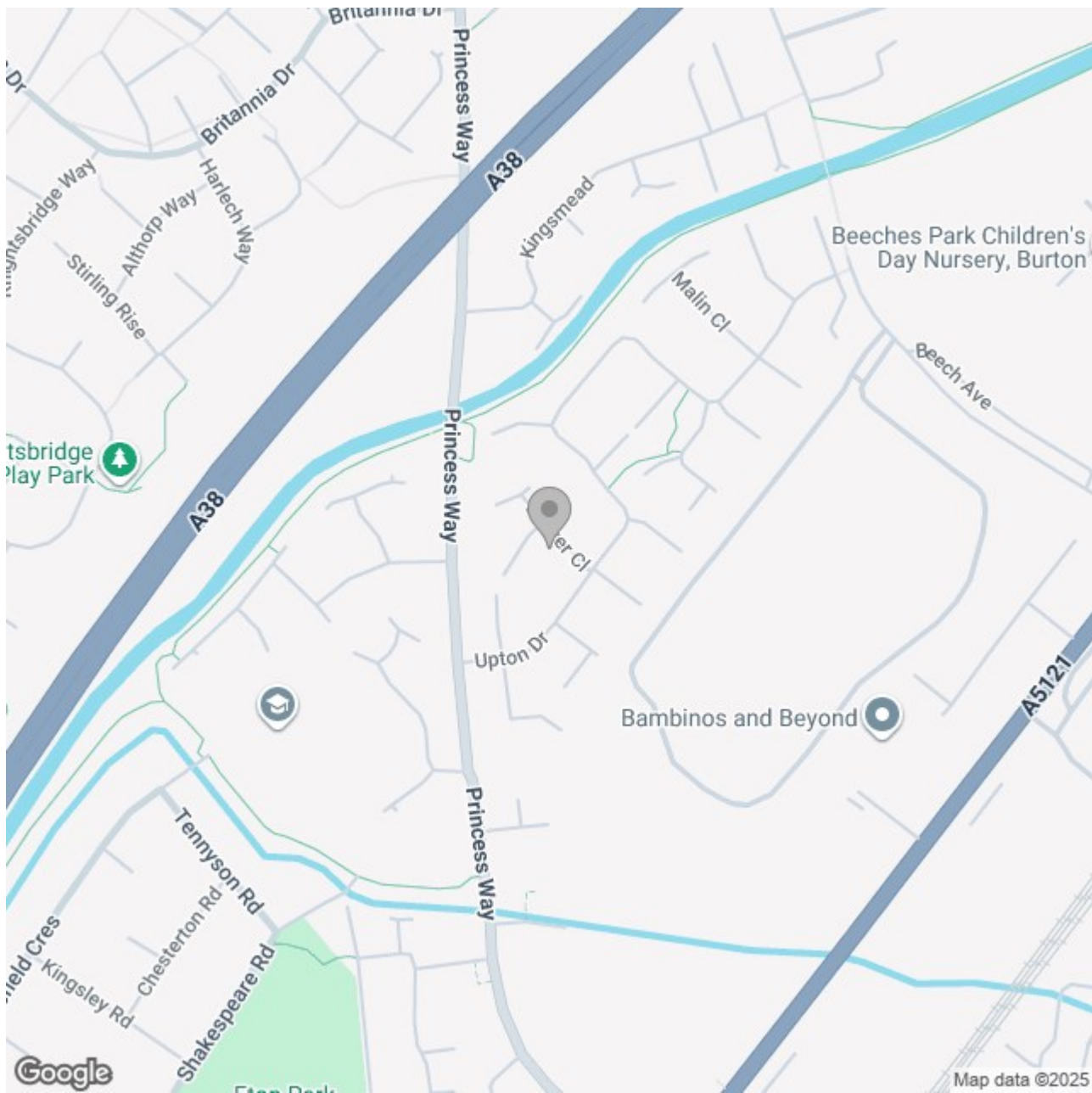
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 