





A modern three-bedroom townhouse located on King Lane, off Henhurst Hill, offered with two allocated parking spaces. The property is well presented throughout and features a bay-fronted lounge, spacious kitchen diner and cloakroom. To the first floor there are two double bedrooms, family bathroom and study area. To the second floor there is master bedroom with en-suite. Outside there is a landscaped rear garden with artificial lawn and patio. Viewing strictly by appointment only.



Ground Floor

The property is entered into an entrance hallway with radiator and access to a ground floor WC fitted with wash hand basin, low-level WC, and radiator. The bay-fronted lounge sits to the front aspect and includes a radiator and useful storage cupboard. An inner hallway leads to stairs and the kitchen diner which is positioned to the rear, fitted with a range of modern high-gloss units and drawers with work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, oven, hob with extractor, and fridge freezer. A radiator, rear-facing window, and French doors leading out to the garden complete this room.

First Floor

The landing provides access to two bedrooms, a family bathroom, and an inner hallway with radiator and study area with a front-facing window. The first bedroom is set to the front with radiator, while the second is rear-facing with radiator. The family bathroom is fitted with a panelled bath, wash hand basin, low-level WC, towel radiator, half tiled walls, and a rear-facing window.

Second Floor

The master suite occupies the top floor, featuring a front-facing window, two Velux roof windows to the rear, built-in wardrobes, and two radiators. The en-suite includes a shower cubicle, wash hand basin, low-level WC, radiator, and Velux window.

Outside

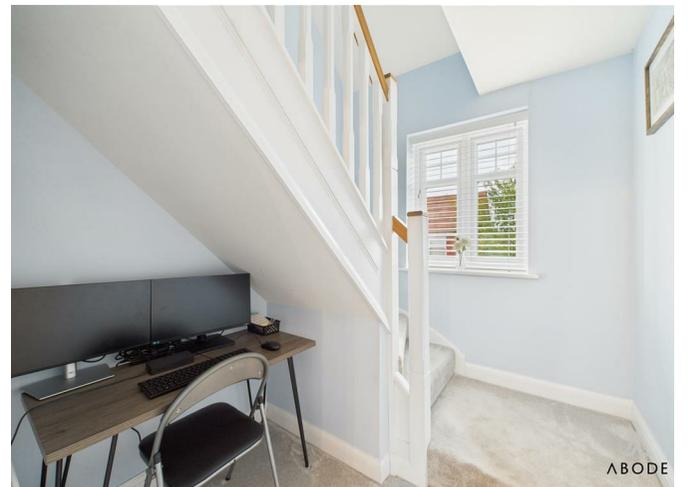
The rear garden, landscaped within the last year, includes a patio seating area, artificial grass lawn, external tap, and side access. To the front of the property there are two allocated parking spaces.

Location



King Lane is situated just off Henhurst Hill, a popular residential area of Burton-on-Trent. The location is convenient for access to a range of local amenities including shops, schools, and leisure facilities. Transport links are excellent, with easy access to the A38 and A50 for commuting to Derby, Lichfield, and surrounding areas, while Burton-on-Trent railway station provides direct links to Birmingham and beyond.

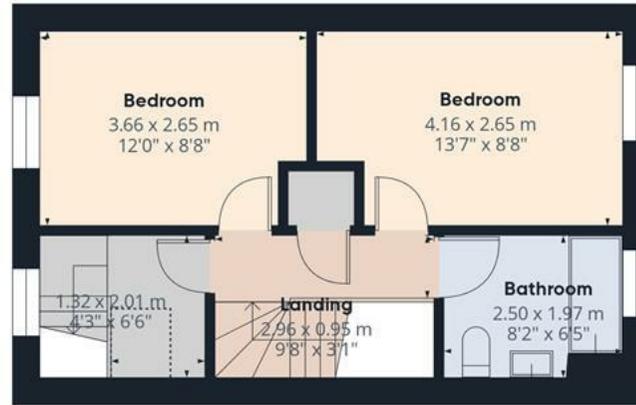








Floor 0



Floor 1



Floor 2

Approximate total area^m

95.1 m²

1024 ft²

Reduced headroom

4.8 m²

51 ft²

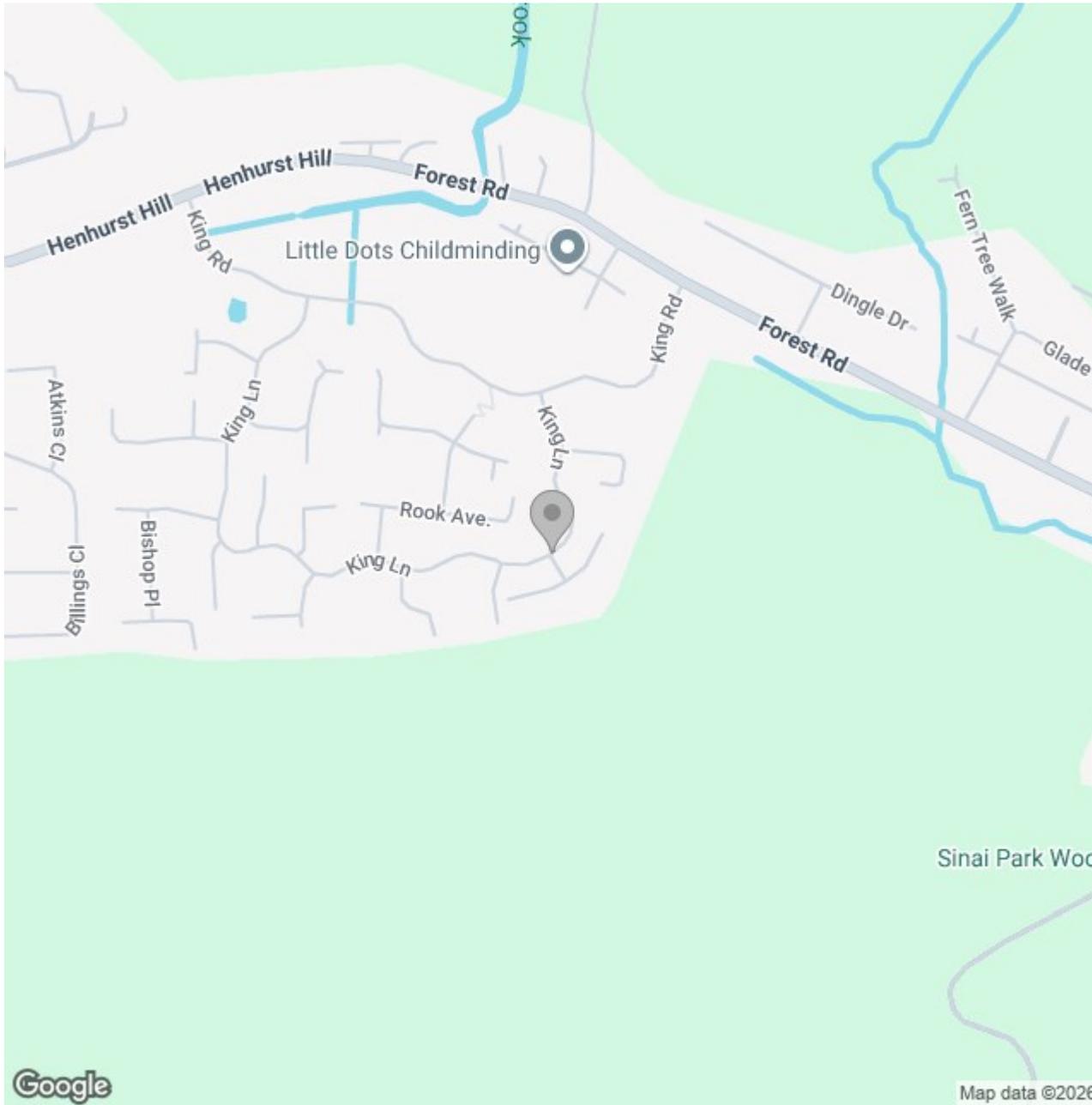
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	