



A well-presented modern mid-townhouse situated within a popular residential location on the outskirts of Burton-on-Trent, close to the village of Stretton.

Offering hallway leading to lounge, modern fitted kitchen with integrated appliances and rear conservatory, two double bedrooms and a contemporary shower room. Set on a corner plot with low-maintenance gardens and allocated parking. Benefiting from no upward chain and convenient access to the A38 road networks. Ideal for first or second time buyers and investors alike.

## The Accommodation

Situated within a popular residential location on the fringes of Burton-on-Trent and close to the sought-after village of Stretton, this modern mid-townhouse style property offers well-presented accommodation and is ideally suited to a first or second time buyer.

The property is approached via a front gravel garden with steps rising to a UPVC entrance door which opens into a welcoming reception hallway. The hallway benefits from a UPVC double-glazed window, radiator and staircase rising to the first floor, with a door leading through to the main living accommodation.

The lounge is positioned to the front of the property and features a UPVC double-glazed window, radiator and feature fireplace, with an open archway leading through to the modern fitted kitchen. The kitchen is comprehensively fitted with white gloss fronted base cupboards and drawers, matching eye-level wall units and preparation work surfaces. A range of integrated appliances are included, comprising a Neff built-in oven with combi microwave above, fridge freezer, slimline dishwasher and washing machine. There is also a five-ring gas hob with extractor hood above, a single-drainer sink unit, a cupboard housing the gas-fired central heating boiler and a single-glazed window and door providing access into the conservatory.

The rear conservatory is timber constructed and provides a useful additional living space, with radiator and French patio doors opening onto the rear garden.

To the first floor, the landing provides access to all first floor rooms. The master double bedroom is located across the rear elevation and features UPVC double-glazed windows, radiator and built-in wardrobes. The second bedroom is positioned on the front elevation and benefits from a walk-in wardrobe area with UPVC double-glazed window, radiator, an additional window to the bedroom space and a built-in cupboard housing the hot water cylinder.

The shower room has been fitted with a modern white suite comprising a low-level WC, pedestal hand wash basin and enclosed shower cubicle, with UPVC double-glazed window, radiator and shaver point.

Externally, the property occupies a corner plot position with a side patio seating area. The rear garden is designed for low maintenance, having paved walkways, gravel borders and a garden shed. The property also benefits from allocated parking within a shared residents parking area.

The home is offered for sale with no upward chain and immediate vacant possession, and is conveniently positioned for access to Stretton village amenities and the A38 road network, providing excellent commuting links.

All viewings are strictly by appointment.

### Hallway

### Lounge

14'1 x 11'9 max

### Kitchen

11'9 max x 7'9

### Conservatory

### Bedroom One

11'9 max x 7'6

### Bedroom Two

8'8 max x 8'0 to wardrobes

### Shower Room

6'2 x 5'6

### Front & Rear Garden

### Allocated Parking Space

### Awaiting EPC Inspection

Property construction: Standard

Parking: Drive within a shared area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

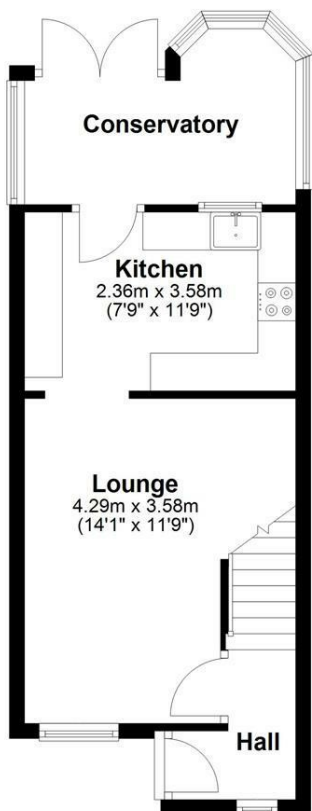
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Draft details awaiting vendor approval and subject to change

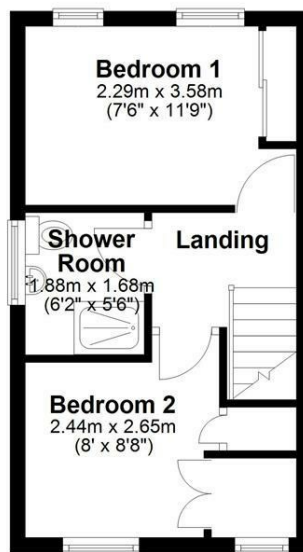




**Ground Floor**



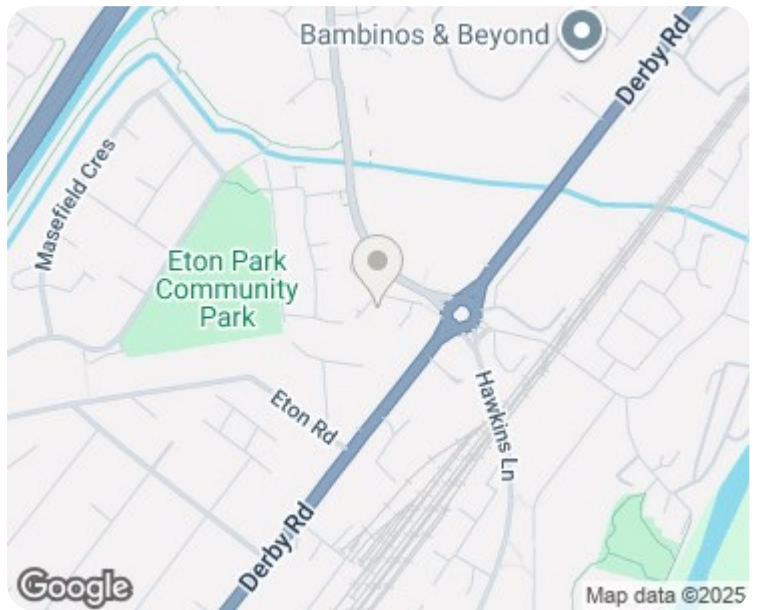
**First Floor**



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Plan produced using PlanUp.



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



**Council Tax Band A Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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