



**** Property Video **Charming Refurbished Mid-Terrace Home – Ideal for Families ****

This beautifully refurbished traditional mid-terrace property offers stylish and modern living, perfect for a growing family. The home welcomes you with an inviting entrance hallway leading to a spacious lounge, featuring light grey laminate flooring, a walk-in bay window, and a stunning feature fireplace. The open-plan layout flows seamlessly into the separate dining room, which includes a radiator and a useful under stairs storage cupboard.

The heart of the home is the modern open-plan dining kitchen, fitted with sleek white base units, high-level wall cupboards, an integrated oven with a four-ring gas hob, and an extractor hood. There is ample space for a washing machine and an upright fridge freezer, along with a concealed wall-mounted gas central heating boiler. French patio doors open onto a delightful rear garden, perfect for outdoor relaxation.

Upstairs, the property boasts two generous double bedrooms, both newly carpeted in light grey, and a stylish re-fitted shower room. The modern suite includes a low-level WC, hand wash basin with storage, a spacious walk-in double shower with an electric shower unit, tiled flooring, and a UPVC double-glazed window.

Externally, the home benefits from a shared gated side access leading to a well-maintained rear garden, featuring a paved patio area and steps up to a lawn garden.

This stunning home is move-in ready and available for viewing by appointment only. Don't miss out—contact us today to arrange a viewing!

The Accommodation

Hallway

Lounge

13'5 x 11'5

Dining Room

13'7 x 11'3

Kitchen Diner

13'6 x 11'4

First Floor

Bedroom One

15'2 x 13'5

Bedroom Two

13'8 x 9'1

Shower Room

11'6 x 7'10

Property construction: Standard

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed:

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

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

Local Authority: East Staffordshire Borough Council

Useful Websites:

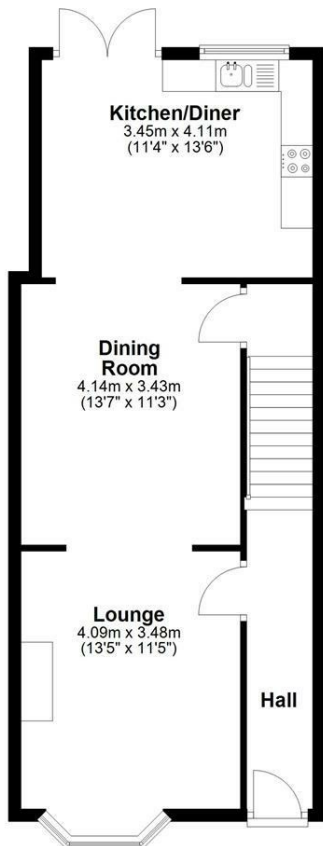
www.gov.uk/government/organisations/environment-agency

Draft details awaiting vendor approval and subject to change.

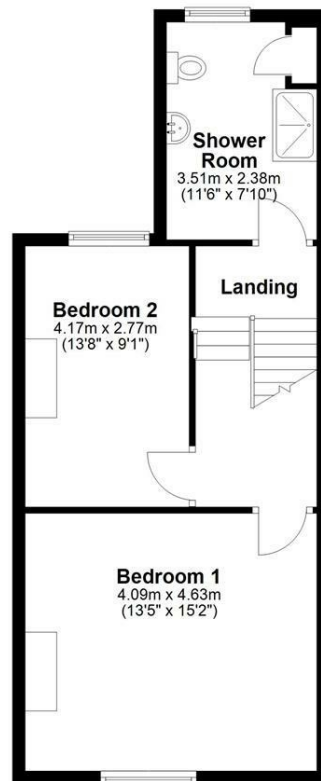




Ground Floor



First Floor

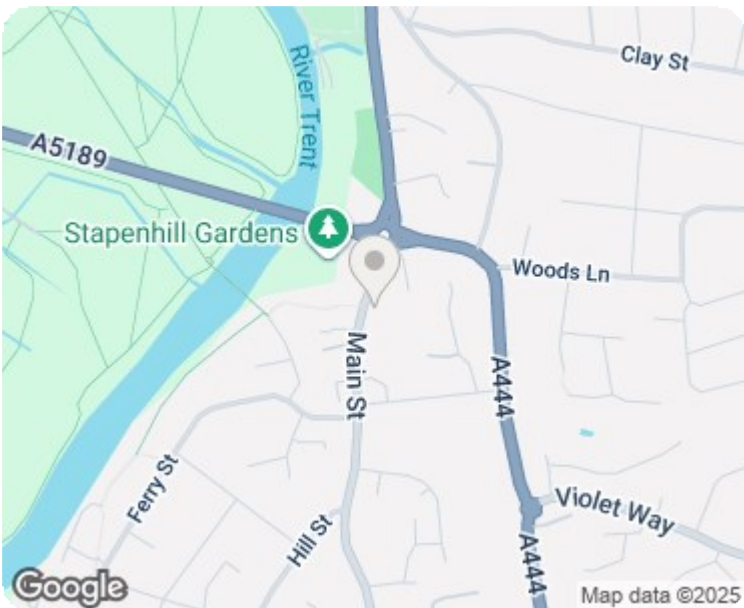


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	



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, Branstons 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>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN