



**\*\* Popular Location \*\* Three Bedrooms \*\* Driveway & Garage \*\***

This modern three-bedroom semi-detached home is set in a sought-after residential location, offering a spacious lounge with a feature fireplace, an open-plan dining kitchen with garden access through uPVC patio doors.

The first floor provides three well-proportioned bedrooms, including a master at the rear and a third bedroom with fitted wardrobes. Concluding the first floor a modern fitted shower room. Outside, the property benefits from a driveway, an attached garage, and a well-maintained rear garden with a patio and lawn. With gas central heating and UPVC double glazing, this well-presented home is available for viewing by appointment only.

## The Accommodation

Situated in a sought-after residential location, this modern semi-detached home offers well-presented and spacious accommodation, set back from the road with a driveway and a neatly maintained lawn front garden.

Upon entering the property, a welcoming entrance hallway provides access to the main living areas, with stairs rising to the first floor. The lounge is a bright and inviting space, featuring laminate flooring, a living flame coal-effect gas fire set within an elegant fire surround, and a large UPVC double-glazed window to the front aspect, allowing for plenty of natural light.

Spanning the width of the property at the rear, the open-plan dining kitchen offers a range of base and wall units, along with designated spaces for a washing machine and a freestanding cooker with a gas point and extractor hood above. The dining area provides ample space for a table and chairs, while a side door and sliding patio doors lead out to the rear garden, creating a seamless indoor-outdoor living experience.

The first floor accommodates three well-proportioned bedrooms. The master bedroom is positioned to the rear of the property, while the second bedroom enjoys a front-facing aspect. The third bedroom, also to the front, benefits from fitted wardrobes, offering additional storage space. A modern shower room features a contemporary white suite, including a low-level WC, hand wash basin, and shower enclosure, complemented by stylish wall tiling. A useful storage cupboard off the landing houses the gas-fired combination boiler, which supplies the domestic hot water and central heating system.

Externally, the property boasts a driveway leading to the attached single garage, which in turn provides access to the rear garden. The rear garden itself is neatly maintained, featuring a paved patio area and a lawn, all enclosed by fenced boundaries for added privacy.

This well-presented home is ideal for families or professionals seeking a comfortable and conveniently located property.

All internal viewings are strictly by appointment only.

### Hallway

### Lounge

14'0 x 12'1

### Kitchen Diner

15'2 x 9'2

### First Floor

#### Bedroom One

12'11 x 9'0

#### Bedroom Two

10'6 x 8'7

#### Bedroom Three

7'8 max x 6'4 max all into wardrobes spaces.

### Single Garage & Gardens

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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

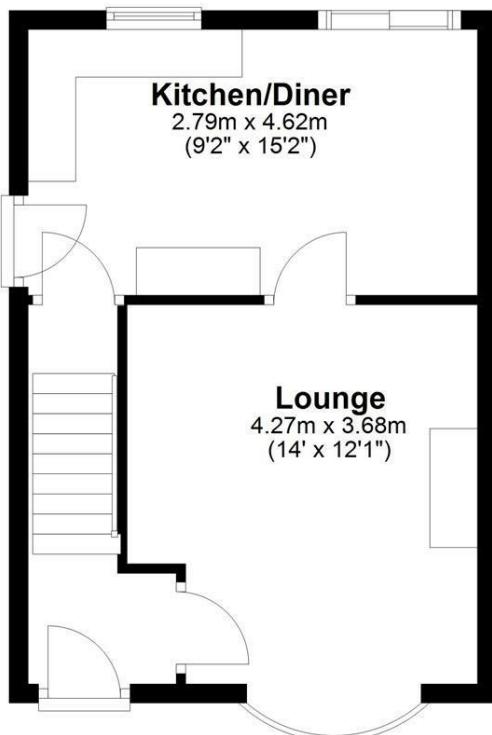
Awaiting EPC inspection

Draft details awaiting vendor approval and subject to change.

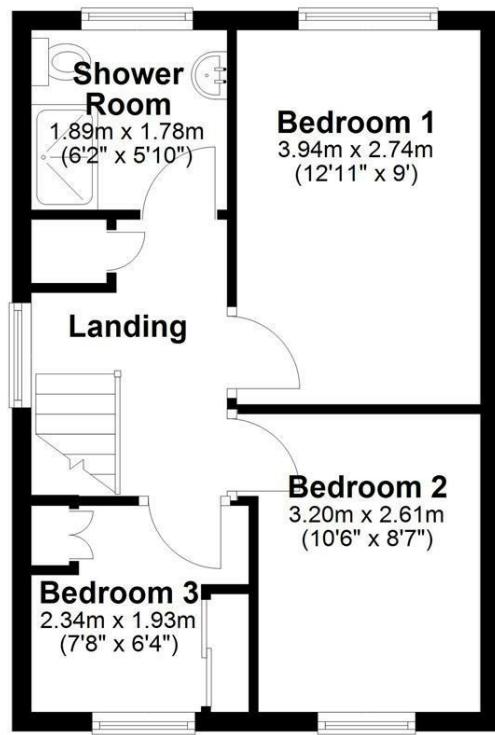




**Ground Floor**



**First Floor**

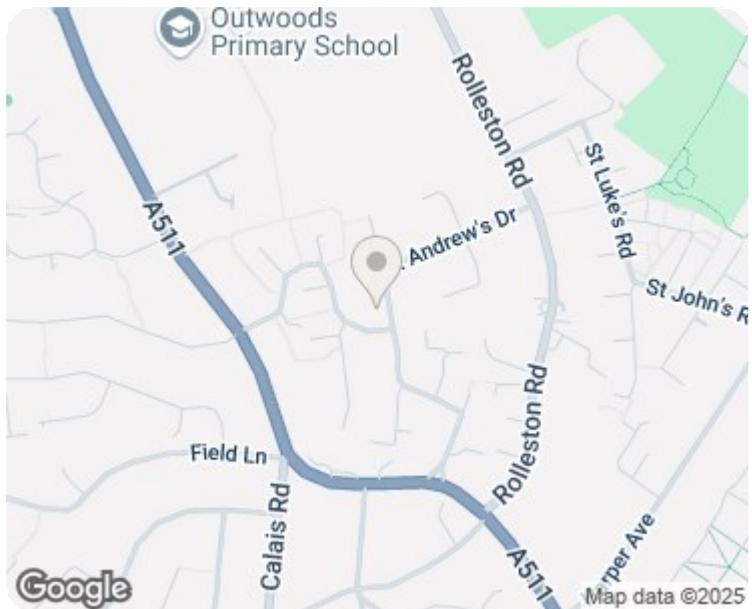
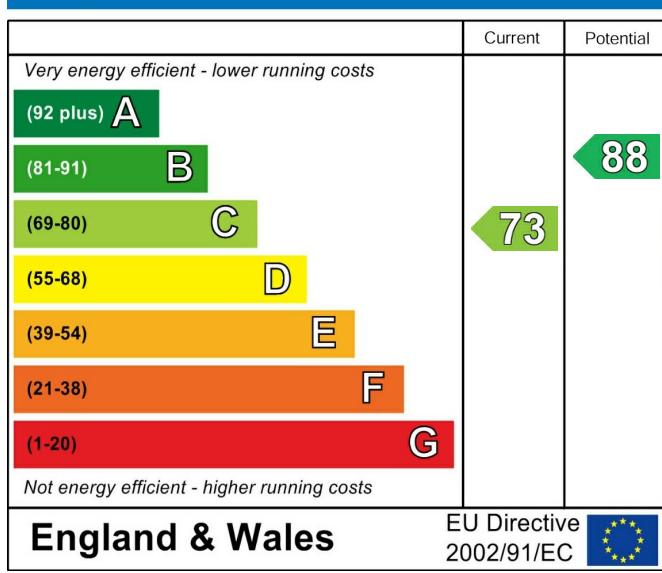


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Plan produced using PlanUp.



### Energy Efficiency Rating



**Council Tax Band B      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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