



**** Modern Town House ** Three Storey Accommodation ** Driveway & Garage ** Three Bedrooms **
Ready To View !!!**

The Accommodation

A delightful three storey family home occupying a popular location offering great family accommodation with the benefit of UPVC double glazing and gas central heating. The home opens with the welcoming reception hallway giving access into the the guest cloakroom/ WC. The modern dining kitchen on the front aspect has space for a dining table & chairs, a wide selection of fitted units and freestanding appliance spaces for a fridge freezer, dishwasher and washing machine. There is an integrated hob built into the worktop with oven below. Across the rear elevation is the lounge opening onto the rear garden through French patio doors.

To the first floor, the second bedroom is a double bedroom, overlooking the rear garden, alongside a family bathroom fitted with a three piece bathroom suite, as well as third single bedroom on the front aspect.

The second floor is dedicated to the master bedroom with plenty of space for a large bed with the two sky light windows above, allowing plenty of light, an airing cupboard provides storage with space for wardrobes. The en-suite has a double shower area, WC and wash basin, with window to the front aspect.

Outside, the garden has a patio and lawn area. with a rear door to the single garage with front up and over garage door to the driveway.

Hallway

Guest Cloakroom

Kitchen Diner

16;10 max x 6'1 min + recess

Lounge

13'3 x 13

First Floor

Bedroom Two

13'0 x 12'5

Bedroom Three

11'0 x 6'3

Bathroom

6'10 x 6'3

Second Floor

Master Bedroom

13'0 max x 12'3 max

En suite Shower room

Single Garage

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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

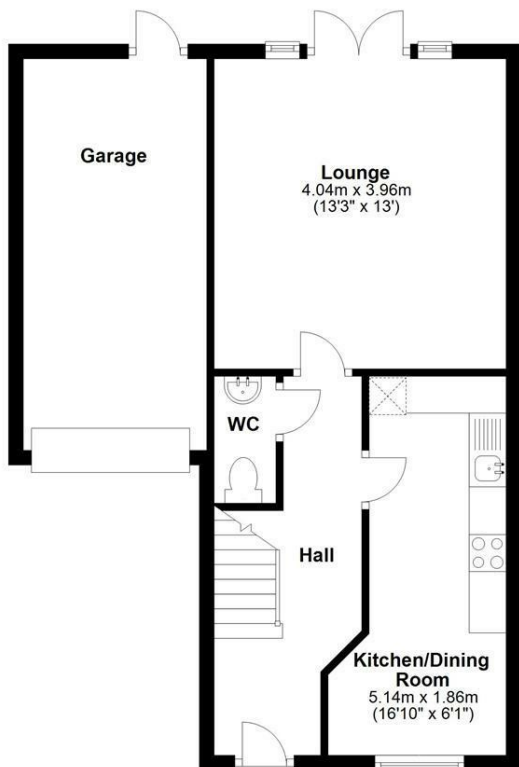
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

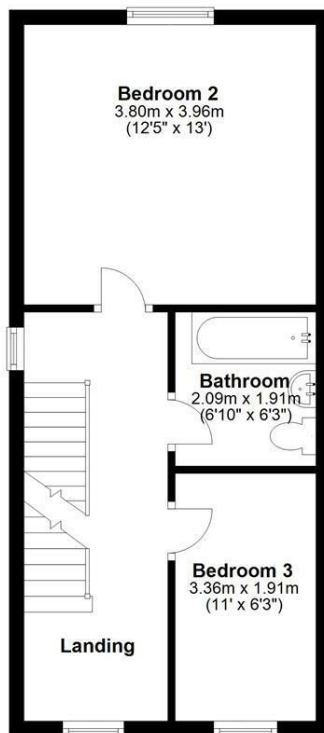




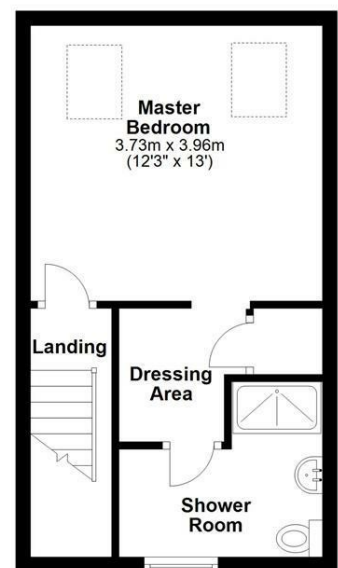
Ground Floor



First Floor



Second 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		89
(81-91) B	78	
(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	



Council Tax Band C 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>