



Balata Way, Burton-On-Trent

**** Modern Semi Detached ** Conservatory ** Ideal First Time Purchase ****

A beautifully presented modern two bedroom semi detached home that is an ideal first time buy or investment buy to let. This property has been maintained extremely well and in brief offers a spacious lounge on the rear aspect with French patio doors to the conservatory with an attractive view across the rear garden, a contemporary fitted kitchen with built-in oven and hob, and guest cloakroom WC.

The first floor has two double bedrooms and the family shower room. Outside is an attractive rear garden and driveway to the rear for two vehicles. Balata Way is a modern estate that offers contemporary living in a popular residential location, with great local amenities and within easy reach of the A38 main route between Burton, Lichfield and Derby. View By Appointment Only.



The Accommodation

Hallway

Obscure double glazed door to front elevation, a central heating radiator and laminate flooring.

Guest Cloakroom

Fitted with W.C, wash hand basin, tiling to splash back areas, obscure double glazed window to front elevation, laminate flooring and a central heating radiator.

Fitted Kitchen

3.05m x 1.60m (10'0 x 5'3)

A modern fitted kitchen offering a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer, tiled splash backs, integrated electric oven, integrated gas hob with cooker hood above, plumbing for a washing machine or dishwasher, space for a fridge/freezer, a concealed central heating boiler and laminate flooring.

Lounge Diner

4.45m x 3.66m max (14'7 x 12'0 max)

Double glazed French doors to conservatory, laminate floor, a central heating radiator, telephone point and a television point.

Conservatory

2.95m x 2.79m (9'8 x 9'2)

A uPVC double glazed conservatory with double glazed windows to rear and side elevations, light, tiled flooring, opaque roof and French doors to the rear garden.

First Floor Landing

Loft Access

Bedroom One

3.66m x 2.51m (12'0 x 8'3)

Double glazed window to rear elevation, freestanding wardrobes, and central heating radiator.

Bedroom Two

3.66m x 2.64m (12'0 x 8'8)

Double glazed window to front elevation, over stairs storage cupboard, and central heating radiator.

Shower Room

2.24m x 1.65m (7'4 x 5'5)

A three piece white shower room suite offering shower cubicle, wash hand basin, extractor fan, W.C and part tiled walls.

Outside

The rear garden having lawn and rear gate to a driveway for two cars.

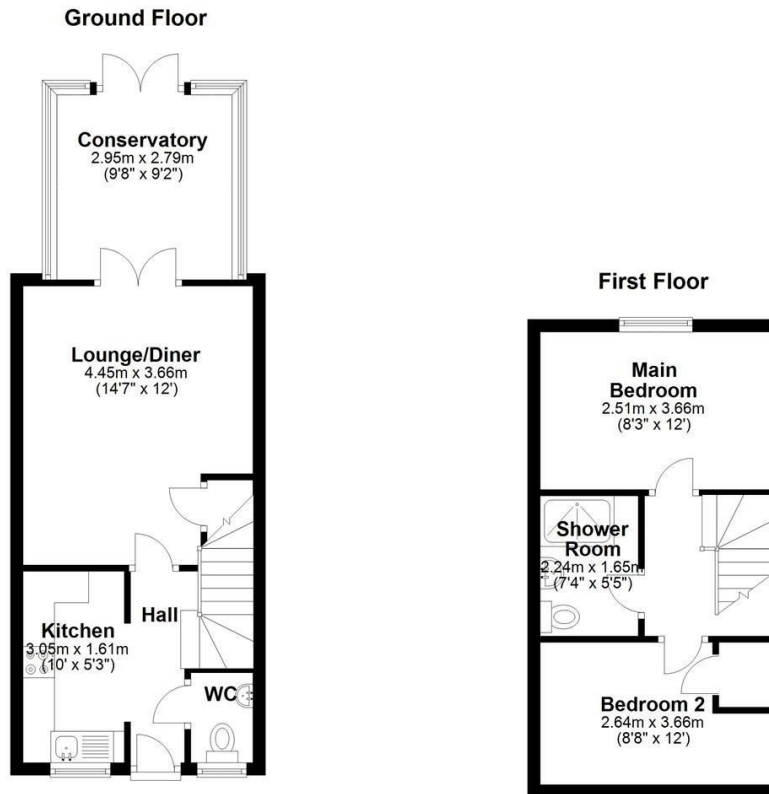
Draft details awaiting vendor approval and subject to change.

Council Tax Band B

Awaiting revised EPC inspection







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.

Council Tax Band B
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

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.

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.

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. 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.

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