



37 The Wickets
Stapenhill
Burton Upon Trent
Staffordshire
DE15 9HG

Price
£112,000

- Over 60's development
- Communal gardens and parking area
- Lounge with patio doors to rear terrace and communal gardens
- Two bedrooms
- Modern fitted shower room
- On-site manager (non resident)
- Careline alarm service
- NO UPWARD CHAIN

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Set in the popular development known as 'The Wickets' is this two-bedroom end terrace bungalow designed for independent living for the over 60's. Set within communal gardens with a lovely outlook, a paved path leads to the entrance door which gives access into a hallway with doors leading off to the bedrooms, a modern shower room, lounge with patio doors out to the rear and a fitted kitchen.

Outside are lovely landscaped communal gardens and a communal parking area.

LOCATION

The Wickets is situated in a popular location close to all amenities within Stapenhill. There is a Co-op, post office with café, hairdressers, chemist, dentist, and doctors. The property is a short drive away from Burton upon Trent town centre where further shopping and leisure facilities are available.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:





HALLWAY

0.99 x 3.82 (3'3" x 12'6")

With useful storage cupboard and doors leading off.

LOUNGE

4.52 x 3.51 (14'10" x 11'6")

With sliding patio doors leading out onto a rear paved terrace area with communal garden beyond. Radiator, electric fire and ceiling light point. Door to:

KITCHEN

2.11 x 3.21 (6'11" x 10'6")

Fitted with a range of base cupboards with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a stainless steel sink and side drainer. Space for cooker, plumbing and space for washing machine, plus further space for fridge and freezer. A further cupboard houses the domestic hot water and central heating system with linen storage above. Ceiling light point and window to rear aspect.

BEDROOM ONE

2.79 x 3.84 (9'2" x 12'7")

With window to front aspect, radiator and ceiling light point.

BEDROOM TWO

1.77 x 2.87 (5'10" x 9'5")

With window to front aspect, radiator and ceiling light point.



MODERN FITTED SHOWER ROOM

2.17 x 1.75 (7'1" x 5'9")

Fitted with a large fully tiled corner shower enclosure with electric shower, w.c., and vanity unit with wash hand basin inset. Tiled surrounds, chrome heated towel rail, ceiling light point and extractor fan.

OUTSIDE

There are communal gardens and a communal parking area.

TENURE

Our client advises us that the property is leasehold for an original term of 999 years. The service charge is £194.75 per calendar month. Should you proceed with the purchase of this property these details must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band B

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW August 2021)/DRAFT

CONDITIONS OF SALE

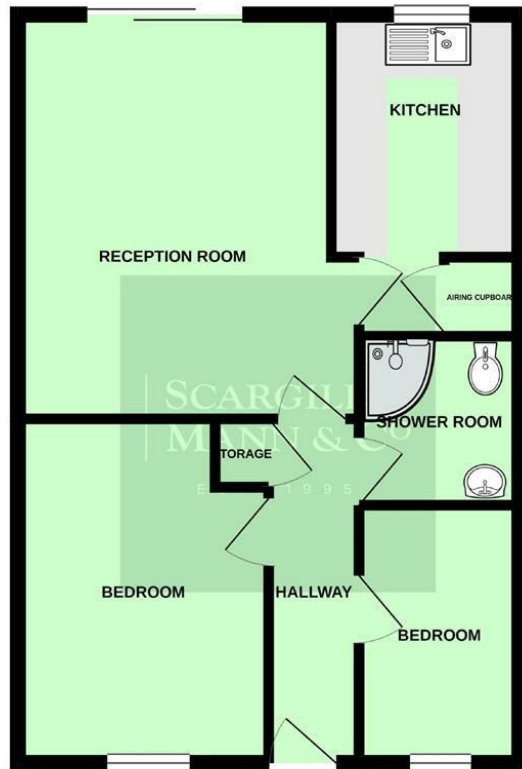
These particulars are thought to be materially correct though their



accuracy is not guaranteed and they do not form part of a contract.

All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

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