

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 37 The Wickets

Stapenhill, Burton Upon Trent, Staffordshire DE15 9HG



**Set in this popular development is this two-bedroom end terrace bungalow designed for independent living for the over 60's.**

- NO UPWARD CHAIN
- 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 •

**Price £104,000**



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## 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 0.99m x 3.82m (3'3" x 12'6")**

With useful storage cupboard and doors leading off.

#### **LOUNGE 4.52m x 3.51m (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 2.11m x 3.21m (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 2.79m x 3.84m (9'2" x 12'7")**

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

#### **BEDROOM TWO 1.77m x 2.87m (5'10" x 9'5")**

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

#### **MODERN FITTED SHOWER ROOM 2.17m x 1.75m (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**

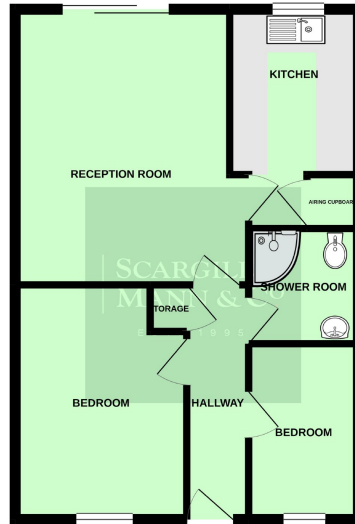
East Staffordshire Borough Council - Band B

**VIEWING**

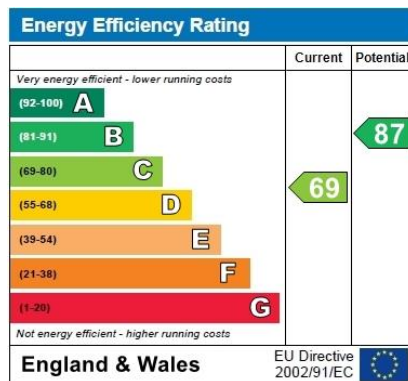
Strictly by appointment through Scargill Mann & Co -  
Burton office (ACB/DLW August 2021)/DRAFT



GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, wall and air space 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 agency, agents and applicants shall have no liability and no guarantee as to the quality or quantity of fixtures and fittings to be given.  
Made with MapInfo 12.0.0



**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.

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