

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

I Glenfield Rise

Outwoods, Burton Upon Trent, Staffordshire DE13 0PW



Sat on a corner plot with great parking is this well presented three bedroom semi-detached residence with modern dining kitchen and two bathrooms, set in this popular location close to Queen's Hospital.

- Semi-detached dormer residence • Entrance hall • Fitted dining kitchen
- Lounge with parquet flooring • Ground floor double bedroom and bathroom
- Extended bedrooms to the first floor • First floor bathroom (with 5ft bath)
 - Ample parking, car port and garage • Tiered garden
 - **VIEWING ESSENTIAL** •

Price £189,950



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GENERAL INFORMATION

THE PROPERTY

Sit on a wide frontage corner plot is this well presented three-bedroom semi-detached dormer residence. The property is gas centrally heated and double glazed with an entrance hall with stairs off to the first floor and giving access to all ground floor rooms. A modern dining kitchen with door to the rear and enclosed rear garden. A good size lounge with parquet flooring and offering views of the immediate vicinity and the distant hills. There is a ground floor bedroom and a ground floor bathroom with shower over the bath. To the first floor is a bathroom with 5ft bath, master bedroom with two eaves storage areas providing hanging space, and a second bedroom also offering hanging space within the eaves storage area.

Outside, a real feature of the property is the ample parking for cars plus a caravan or motor-home, with a good size adjacent lawn. A carport leads to a garage with power and lighting. A path leads to the rear garden where a garden store can be found, along with a good size patio with steps leading up to a lawn with shrubs and a few more steps leading up to a further seating area.

LOCATION

The property is situated in a popular location off Charnwood Road. The area is close to local amenities including a Co-op and butchers and is also close to Burton Queen's Hospital. There is good travel into

Burton upon Trent's town centre where a complete range of services are available.

ACCOMMODATION

SIDE ENTRANCE DOOR

Provides access to:

HALLWAY

Having a range of built-in storage cupboards, stairs to first floor and door to:

LOUNGE 6.32m x 3.40m (20'9" x 11'2")

Having parquet flooring, composite feature fire surround with living flame gas fire inset, a large picture window offering views, ceiling light point and radiator.

FITTED DINING KITCHEN 6.09m x 3.29m (20'0" x 10'10")

Fitted with a range of base cupboards and drawer units with a matching range of wall mounted cabinets over. Work preparation surfaces with tiled surrounds are inset with a one and a quarter stainless steel sink with mixer tap along with a filter tap over. There is plumbing and space for a washing machine, space for a Range style cooker with stainless steel splash-back and extractor hood over, provision for large fridge/freezer. Windows to rear aspect, door to patio, wood effect flooring, useful under-stairs storage area and ceiling light points.

BATHROOM 1.64m x 1.80m (5'5" x 5'11")

Fitted with a panelled bath with electric shower over,



pedestal wash hand basin and w.c. Obscure window to side aspect, radiator and ceiling light point.

BEDROOM TWO 2.59m x 3.19m (8'6" x 10'6")

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

FIRST FLOOR ACCOMMODATION

LANDING

Having a very useful eaves storage area and doors leading off.

BEDROOM ONE 3.18m max x 4.98m (10'5" max x 16'4")

A lovely light and airy room with windows to front and side aspects, radiator, ceiling light point and two built-in wardrobes providing hanging space.

BEDROOM THREE 4.08m x 2.83m (13'5" x 9'3")

With window to front aspect, radiator, ceiling light point, two built-in wardrobes within the eaves and loft access point.

BATHROOM 1.70m x 1.60m (5'7" x 5'3")

Fitted with a panelled bath (5ft) with shower over, pedestal wash hand basin and low level w.c. Tiled surrounds and flooring, radiator and obscure window to rear aspect.

OUTSIDE AND GARDENS

The property is situated on a generous size corner plot with a good size lawn to the front and adjacent block paved driveway providing ample parking for cars plus caravan/motor-home. There is a car-port

leading to a garage with power and light.

To the rear is a tiered garden with a good size paved patio area with brick-built out-house having power. Steps lead up to a lawn and further steps lead up to a further lawn with patio area.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

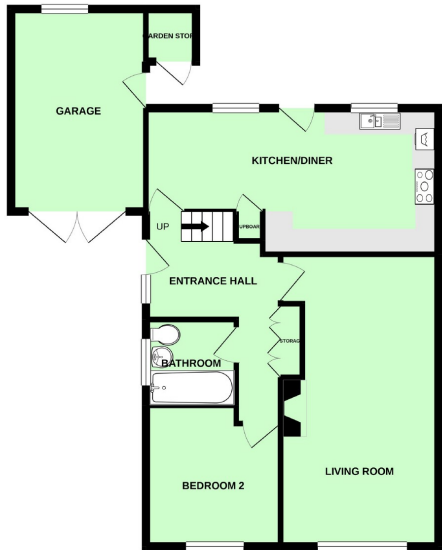
VIEWING

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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