



## 247 Woodland Road

Stanton, Burton-On-Trent, DE15 9SU

Guide price £230,000



LOCATION! LOCATION! LOCATION! Burton's only "Legally Trained" Estate Agents are delighted to present this three-bedroom property to the market. This semi-detached family home is situated in a popular area with excellent access to nearby transportation links such as the A444 & M42. It is located close to local amenities and is a short drive away from Burton's Town Centre. The house is being sold CHAIN FREE & VACANT POSSESSION.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed; searches have been requested. The searches will be provided to any prospective buyer and their Solicitor, ready to be used (saving 8 weeks). If you are a cash buyer, then you are ready to move in straight away; if you are buying with a mortgage, get your offer, and you are ready to move in.

The current Vendors have carried out a "complete programme of modernisation" throughout this home. When we asked the Vendors for a description of the works carried out, their response is as follows "Everything is fresh in this family home, we have amongst many upgrades decorated throughout, installed a new designer bathroom, new electrics, new sockets and new carpets".



## HALLWAY

RECEPTION ROOM 11'4" x 13'0" (3.47m x 3.97m)

DINING ROOM 11'4" x 10'11" (3.47m x 3.35m)

KITCHEN 6'0" x 18'0" (1.84m x 5.50m)

## LANDING

MASTER BEDROOM 11'4" x 13'0" (3.46m x 3.97m)

BEDROOM TWO 11'4" x 10'11" (3.46m x 3.35m)

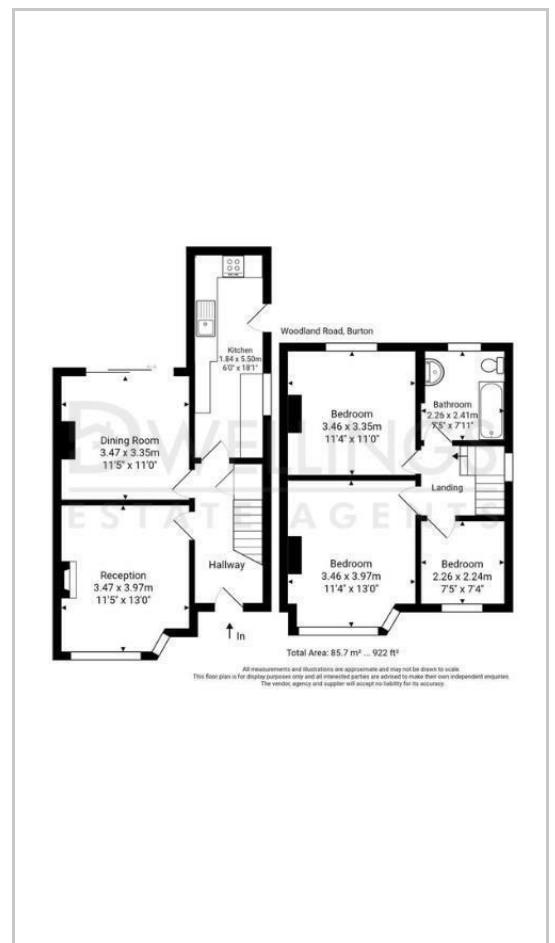
BEDROOM THREE 7'4" x 7'4" (2.26m x 2.24m)

BATHROOM 7'4" x 7'10" (2.26m x 2.41m)

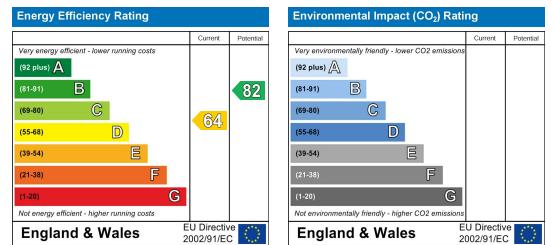
## Area Map



## Floor Plans



## Energy Efficiency Graph



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