



67 Wheatley Lane

, Burton-On-Trent, DE15 0DX

Guide price £375,000



Burton's only "Legally trained" Estate Agents are delighted to bring to the market this wonderful detached four-bedroom family home situated in a picturesque location. The home is being sold chain free. The location of this home benefits from excellent transport links provided by the A38 & A50. The town centre and train station are a 5-10 minute drive.

The Vendors are "Legally Seller Ready". What do we mean by this term? The Vendors already have Solicitors instructed, contracts have been prepared, and searches have been requested on their home. 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 ready to move in straight away, or if you are buying using a mortgage, simply obtain the mortgage offer and move in ready to enjoy your new home.

The home is set back and slightly elevated from the road with an impressive front garden and a driveway that can accommodate 4 cars. The internal accommodation is nicely presented throughout and features a large lounge with an open-concept conservatory, a guest WC, and an entrance hallway. A sizable dining area and a kitchen with a separate, spacious utility room. There are four spacious bedrooms and a family bathroom.

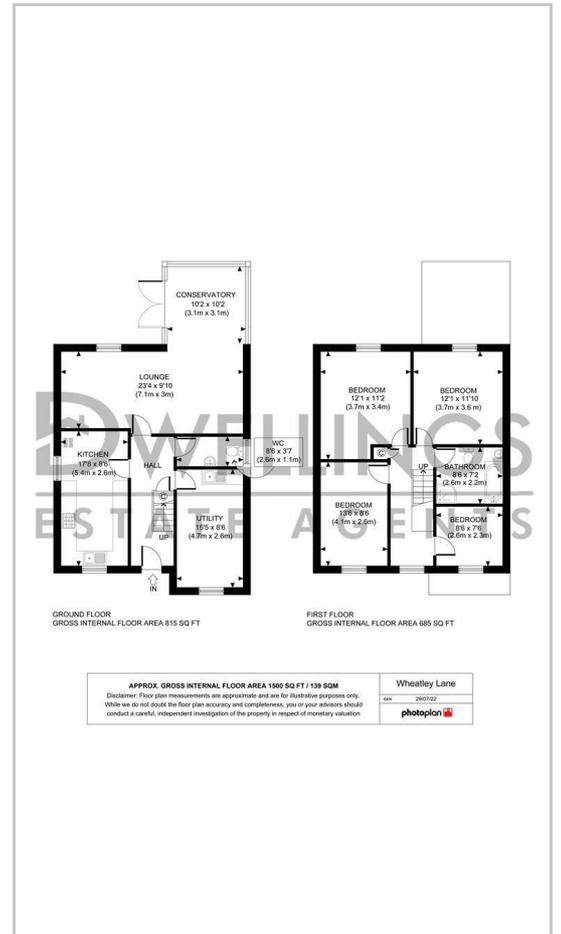


- UTILITY 15'5" x 8'6" (4.7m x 2.6m)
- KITCHEN 17'8" x 8'6" (5.4m x 2.6m)
- LOUNGE 23'3" x 9'10" (7.1m x 3.0m)
- CONSERVATORY 10'2" x 10'2" (3.1m x 3.1m)
- MASTER BEDROOM 12'1" x 11'9" (3.7m x 3.6m)
- BEDROOM TWO 12'1" x 11'1" (3.7m x 3.4m)
- BEDROOM THREE 13'5" x 8'6" (4.1m x 2.6m)
- BEDROOM FOUR 8'6" x 7'6" (2.6m x 2.3m)
- BATHROOM 8'6" x 7'2" (2.6m x 2.2m)

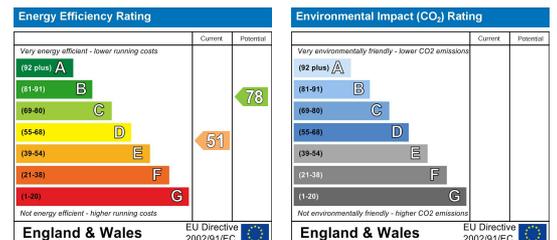
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.