



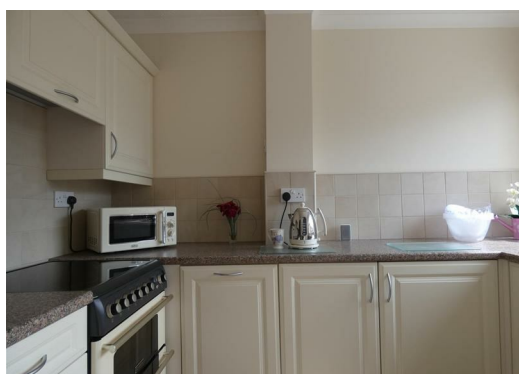
88 Shrewsbury Road

Stretton, Burton-On-Trent, DE13 0JF

£189,950



NO CHAIN. A well maintained 3 bedroom end town house situated in a very popular village location. Property benefits from gas central heating and uPVC double glazing, the accommodation comprises of Porch, Lounge, Dining Room, Kitchen, three Bedrooms and fitted Bathroom. Enclosed rear garden with patio area. Garage and allocated parking. Close to William Shrewsbury school. Easy access to A38 and A50 for the commuter. EPC D Council Tax B



Porch 5'6" x 4'3" (1.68 x 1.31)

The front porch is accessed via a partially glazed uPVC front door with full height glazed panels either side. With a wall light, textured ceiling, switch for outside light, electric power point and cupboard housing the consumer unit. Wooden, partially glazed double doors lead through into the Lounge,

Lounge 15'4" x 14'9" (4.69 x 4.52)

With uPVC double glazed window to the front elevation, gas fire with decorative fire surround, two central heating radiators with TRV's, textured ceiling, ceiling light point, electric power points, BT point, TV aerial point. Stairs off leading to the first floor and open doorway to dining room.

Dining Room 8'7" x 8'3" (2.64 x 2.53)

With Patio doors leading out to the rear garden, central heating radiator with TRV, textured ceiling with light point, sliding door leading into the kitchen.,

Kitchen 9'11" x 5'10" (3.03 x 1.79)

Fully fitted kitchen with a range of wall and base units, marble effect roll edge work tops, composite sink with drainer and stainless steel mixer tap over, integrated fridge, space for cooker with extractor fan over, power points, uPVC double glazed window to the rear, ceiling strip light and tiled floor.

Landing

Providing access to the three bedrooms, bathroom and airing cupboard. Airing cupboard housing Drayton central heating thermostat and shelving providing useful storage. Loft hatch for access to the loft space where the newly fitted, Vokera central heating boiler is located.

Bedroom 1 12'2" x 8'8" (3.73 x 2.66)

With uPVC double glazed window to the front elevation, fitted wardrobe, electric power points, central heating radiator with TRV, textured ceiling with light point.

Bedroom 2 11'2" x 9'8" (3.42 x 2.95)

With uPVC double glazed window to the rear, textured ceiling with light point, central heating radiator with TRV, power points.

Bedroom 3 8'5" x 5'9" (2.59 x 1.77)

With uPVC double glazed window to the front, ceiling light point, textured ceiling, central heating radiator with TRV, power points.

Bathroom 6'8" x 5'10" (2.04 x 1.79)

Fitted with a white suite comprising of W/c, wash hand basin, panelled bath with Newlec Calypso electric shower over. Part tiled walls, vinyl flooring, uPVC double glazed window to the rear, ceiling light and central heating radiator with TRV.

External

To the front

A block paved pathway, set back from the road, leading to the front door, along the front and down the side of the property. The front is laid to lawn. To the side there is a wooden gate and fence providing access to the rear garden and an external electric power point. From the main road there is access to the garage with allocated parking.

To the rear

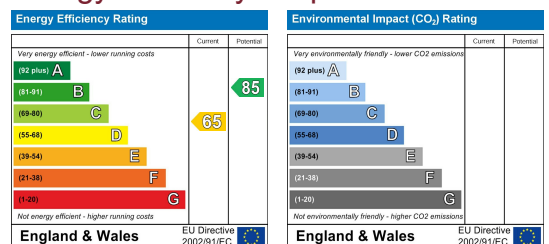
The beautiful enclosed rear garden has decorative slabbed patio areas, is laid to lawn with mature shrubs and trees in the borders, with an outside water tap and lighting.



Floor Plans



Energy Efficiency Graph



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