

2 bedroom semi-detached house for sale, Shipley Close, Branston, Burton-On-Trent



Location **West Midlands, Staffordshire**
<https://www.freedasz.co.uk/x-165989-z>

TWO BEDROOM SEMI-DETACHED IN AN EXCELLENT LOCATION CLOSE TO LOCAL AMENITIES. To book an early viewing, please call: . The property benefits from gas central heating and double glazing and is conveniently located for local schools, shops and Burton town centre. In brief the accommodation comprises of: entrance hallway, lounge, and kitchen/diner. To the first floor are two bedrooms and a family bathroom. Outside is a single garage, driveway to the front and fully enclosed rear garden. Viewing is highly recommended. first floor Entrance Hall 4' 1" x 4' 2" (1.24m x 1.28m) Wooden front door, stairs off and door to: Lounge 9' 6" x 15' 6" (2.88m x 4.72m) Double glazed bay window to front elevation, TV point, telephone point and radiator. Kitchen / Dining Room 12' 11" x 7' 5" (3.93m x 2.26m) Double glazed window to rear elevation, part glazed door to rear garden, fitted with a range of wall and base units, built in sink and drainer, built in electric oven, four ring gas hob with extractor over, space and plumbing for a washing machine, wall mounted gas boiler, tiled floor and radiator. Landing 6' 4" x 5' 9" (1.94m x 1.74m) Loft access and airing cupboard. Bedroom 9' 6" x 9' 4" (2.88m x 2.85m) Double glazed window to front elevation, radiator and built in wardrobe. Bedroom 6' 4" x 11' 8" (1.93m x 3.56m) Double glazed window to rear elevation and radiator. Family Bathroom 6' 3" x 5' 8" (1.91m x 1.71m) Double glazed window to rear elevation, panel bath with shower over, pedestal wash hand basin, low flush WC and chrome heated towel rail. OUTSIDE Lawned area, driveway providing off street parking, to the rear fully enclosed rear garden, patio area and storage shed. Garage 8' 10" x 17' 5" (2.7m x 5.31m) Up and over door, power and lighting and loft access. IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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