





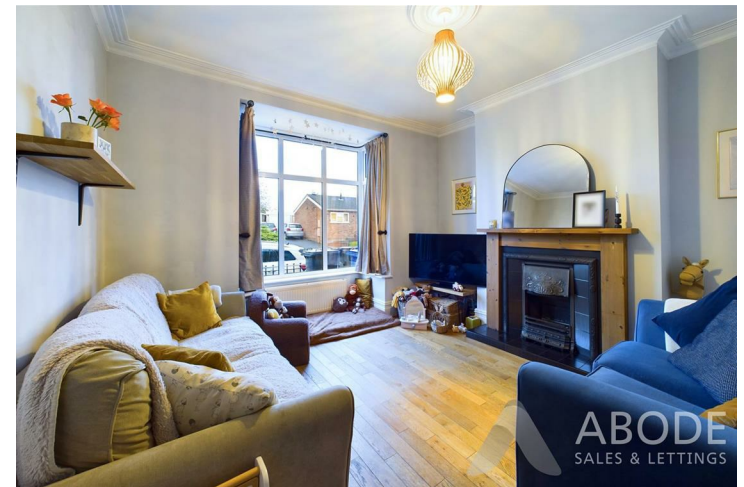
****360 Virtual Tour**** Full of character and charm, this impressive two-bedroom terraced home is set in a sought-after location, offering easy access to local amenities and excellent transport links. The property features two spacious reception rooms that retain beautiful original features, perfectly blending period elegance with modern comforts. The open-plan kitchen-diner opens directly onto a large, well-maintained garden, ideal for both relaxing and entertaining. Upstairs, there are two generous double bedrooms, one with a stylish en-suite, as well as a sleek four-piece family bathroom. With double glazing, gas central heating, and a warm, welcoming feel throughout, this home is a perfect blend of style and convenience. Early viewing is highly recommended to appreciate everything it has to offer.

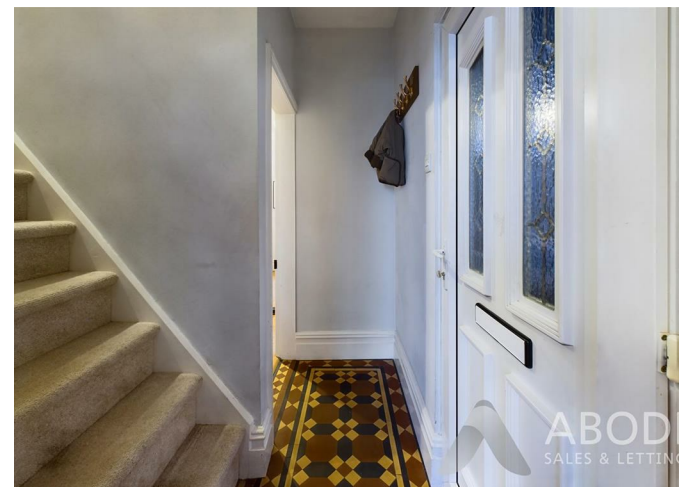


Ground Floor

The property welcomes you through a solid wood front door, leading into a concealed private passageway. From there, a double glazed UPVC entrance door opens into the hallway, which features charming Minton tiled flooring. The hallway provides access to the main living areas and has stairs rising to the first floor. At the front of the property, the living room boasts a bay-fronted double glazed window, central heating radiator, and a beautiful cast iron gas fireplace with a tiled hearth and surround. Ornate ceiling coving and a ceiling rose add to the character, with a glazed panelled internal door leading back into the hallway.

To the right, the dining room features another striking cast iron fireplace with a tiled hearth and surround, along with a double glazed door opening onto the patio. The room also benefits from ceiling coving, a generous under stairs storage cupboard, and an opening leading through to the kitchen-diner. The kitchen is fitted with matching wall and base units, under-counter drawers, space for a cooker with extractor and splash back, and a sink with mixer tap and drainer. The vaulted ceiling in the dining area is illuminated by two skylight windows and recessed spot lighting. There's also a wall-mounted gas boiler and tiled splash backs. Double glazed doors provide access to both the patio and a side entrance.







First Floor

The first floor is accessed via a staircase from the entrance hall, leading to a landing with a loft hatch providing access to a part-boarded loft. The landing also has a central heating radiator and internal panelled doors to the bedrooms and family bathroom.

The master bedroom is impressively spacious, offering ample room and featuring a central heating radiator, a decorative cast iron fireplace, and two double glazed windows to the front elevation, filling the room with natural light. Period details like ceiling coving add to the room's charm. A panelled door leads to the en-suite shower room, which includes a three-piece suite comprising a shower cubicle, wash hand basin with mixer tap, low-level WC, heated ladder towel rail, tiled walls, and recessed spot lighting.

Bedroom two is another well-proportioned double, with a double glazed window to the rear elevation, central heating radiator, ceiling coving, and two generously-sized built-in storage cupboards with panelled doors.

The family bathroom features a luxurious four-piece suite, including a large walk-in shower with a rain shower head, a freestanding bath with a mixer tap and handheld shower, a wash hand basin with mixer tap, and a low-level WC. The bathroom is fully tiled on both the floor and walls, with a heated ladder towel rail, recessed spot lighting, and a double glazed opaque window to the rear for privacy.



Outside

The front of the property features a charming fore garden enclosed by a decorative wrought iron railing atop a low brick wall, with a matching wrought iron pedestrian gate that opens onto a pathway leading to the front entrance. A recessed porch shelters the entrance door, which leads into a covered passageway providing access to the rear garden and front door.

The generously sized rear garden is mainly laid to lawn, with a spacious patio area perfect for outdoor seating and entertaining. A pathway runs alongside the garden, leading to the far end, and the entire space is enclosed by a combination of part-brick wall and timber fencing, offering both privacy and an inviting atmosphere for relaxation or gatherings.

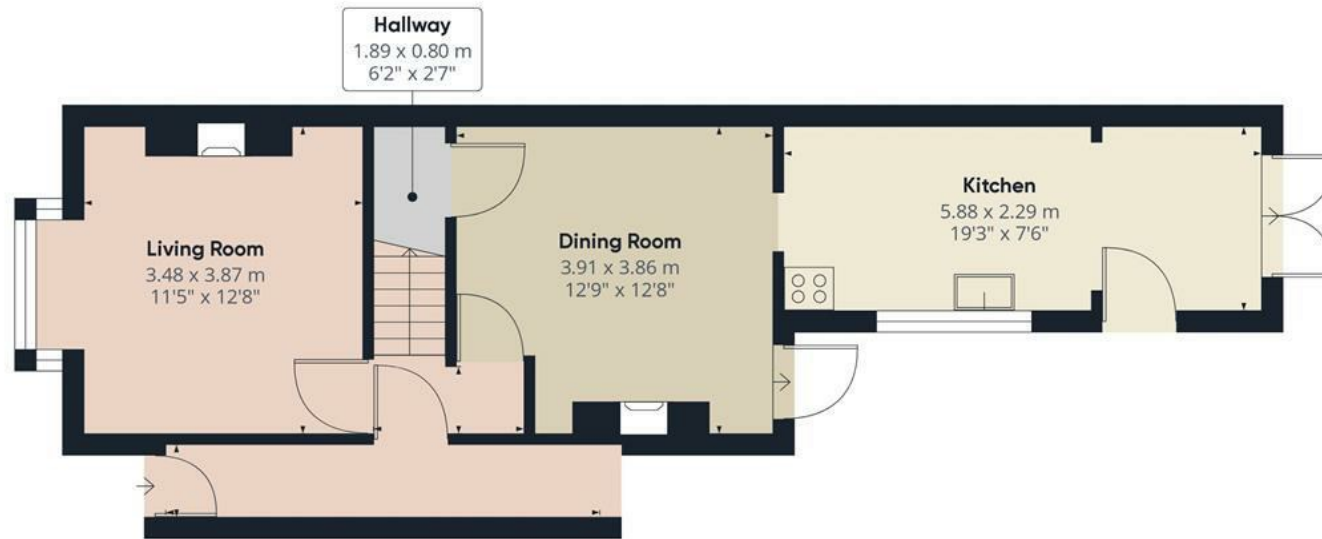
Location

Morleys Hill, located in Burton, Staffordshire, is well-positioned for easy access to local amenities and transport links. The area offers convenient access to the town centre, which features a variety of shops and eateries. Residents benefit from proximity to the Queen's Hospital, providing essential healthcare services. Additionally, green spaces nearby are perfect for outdoor activities, making it a suitable choice for families. Commuters will appreciate the excellent transport connections, including the A38 and nearby railway stations, enhancing travel options throughout Staffordshire and beyond.









Floor 0

Approximate total area⁽¹⁾

97.94 m²
1054.22 ft²



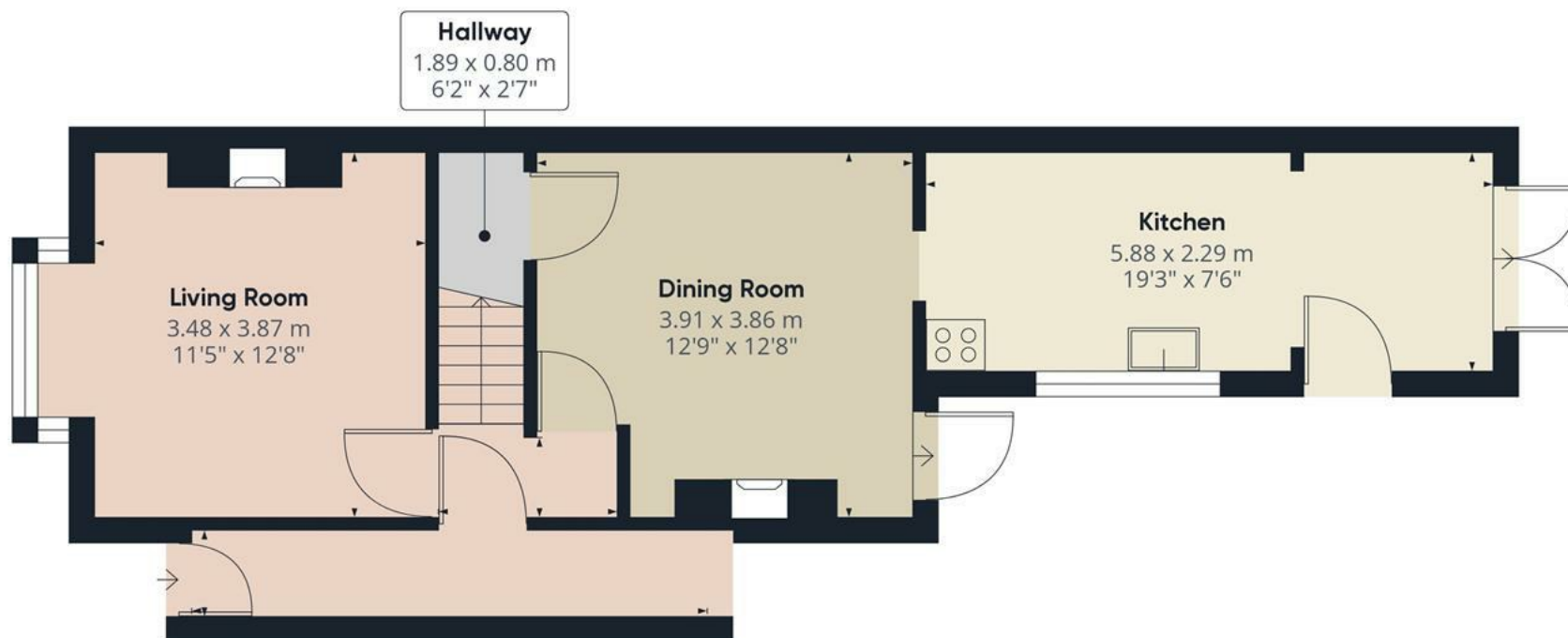
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾

51.88 m²
558.43 ft²

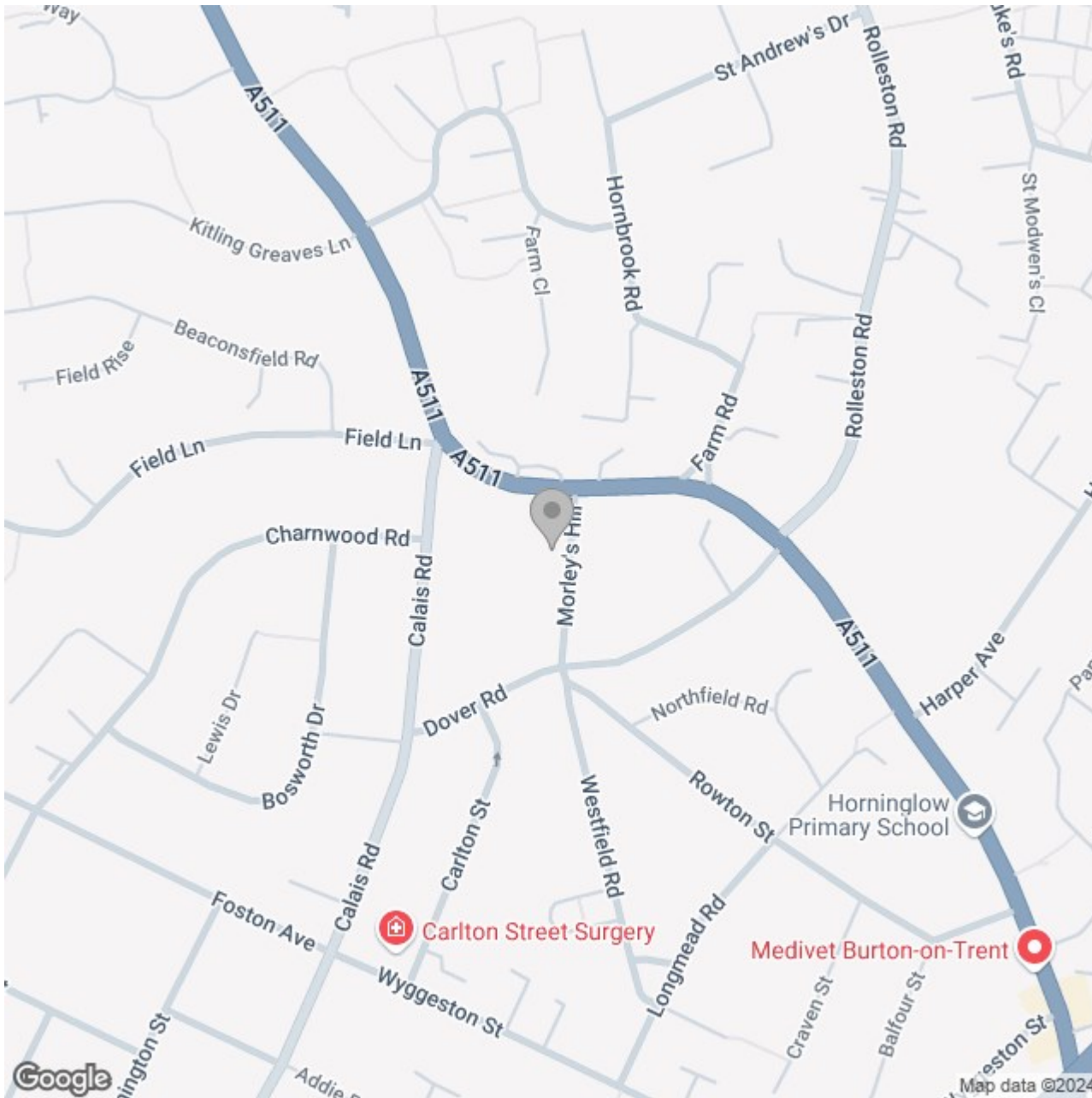
(1) Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	