





Occupying a generous plot with parking for two cars to the front and an impressive rear garden, this spacious two-bedroom home offers versatile living accommodation across two floors, making it an excellent choice for first-time buyers, professionals or those looking to upsize.



ABODE
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered via an entrance porch which leads into a welcoming living room positioned at the front of the home. A separate dining room provides an excellent space for entertaining and sits at the heart of the property, with stairs rising to the first floor and french doors providing access to the garden. To the rear, the kitchen is fitted with a range of wall and base units, generous worktop space and space for a range cooker. Beyond the kitchen is a useful utility room with a separate ground floor WC.

First Floor

The first floor offers two well-proportioned double bedrooms, with the principal bedroom being particularly spacious. Completing the accommodation is a generous family bathroom, finished to a high standard, fitted with a bath featuring a shower over, wash hand basin and WC.

Outside

To the front of the property is parking for two cars. The rear is a substantial enclosed garden, predominantly laid with block paving for ease of maintenance and providing plenty of space for outdoor seating and entertaining. At the end of the garden sits a timber summer house, offering useful additional outdoor space.

Location

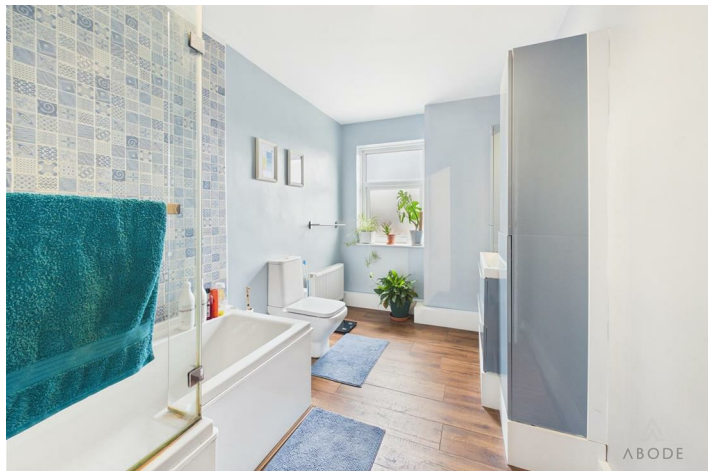


Situated on Shobnall Road, the property enjoys convenient access to Burton upon Trent town centre, a range of local shops and amenities, schools, and excellent transport links.





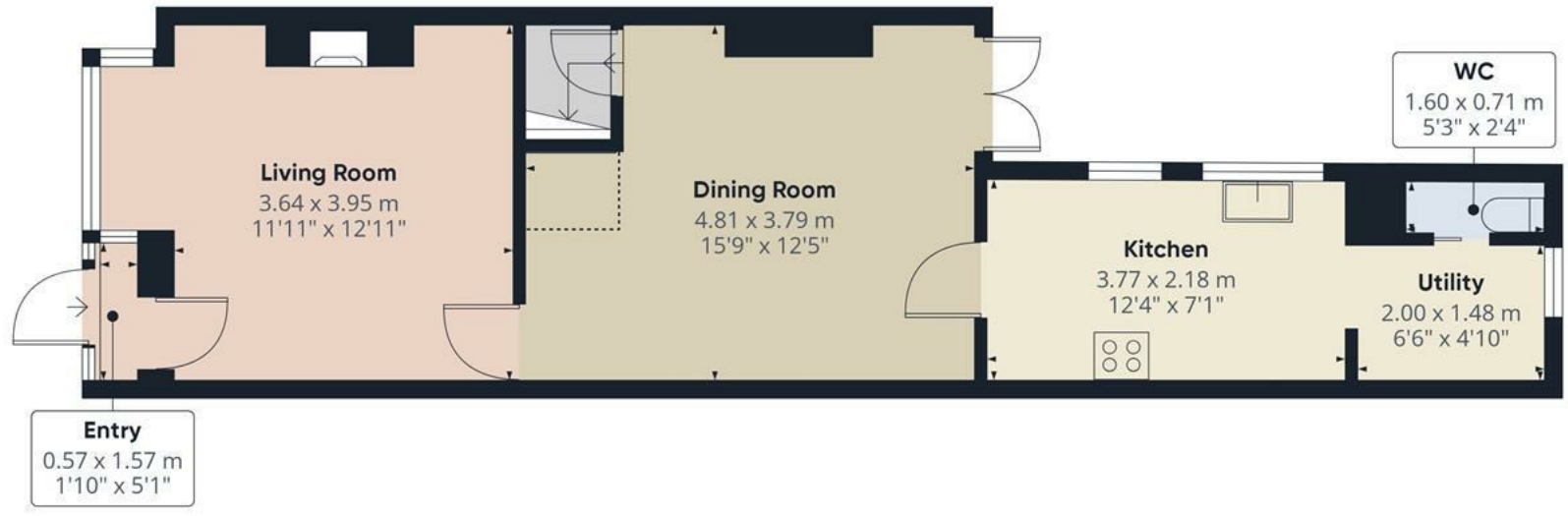




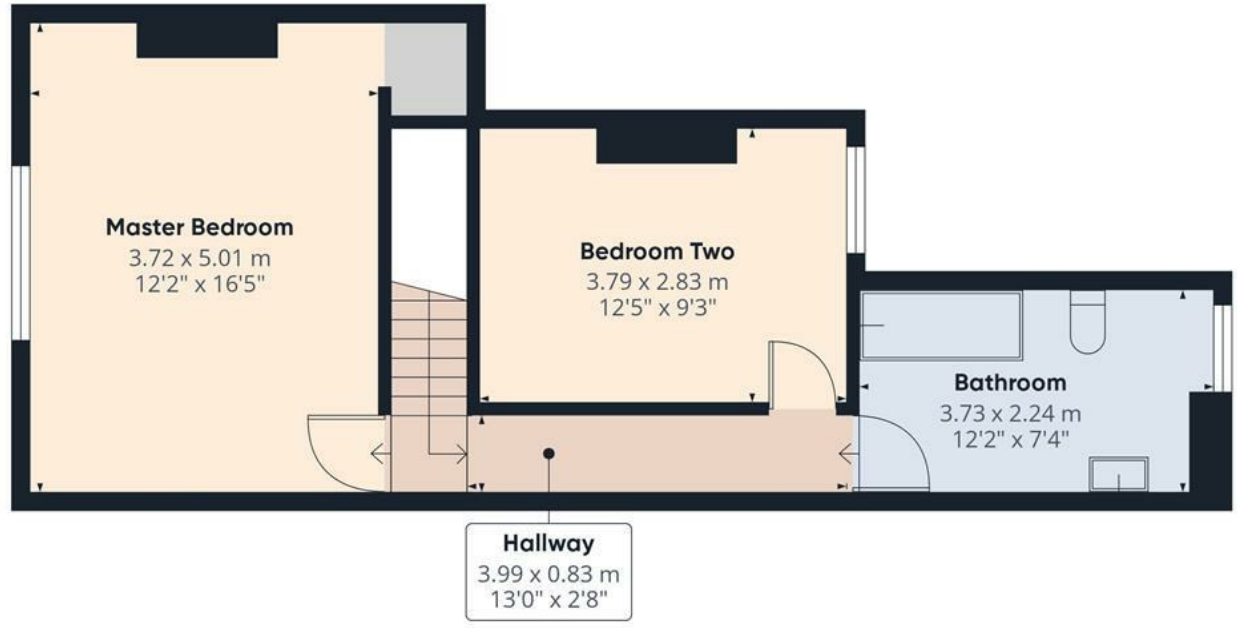








Floor 0



Floor 1

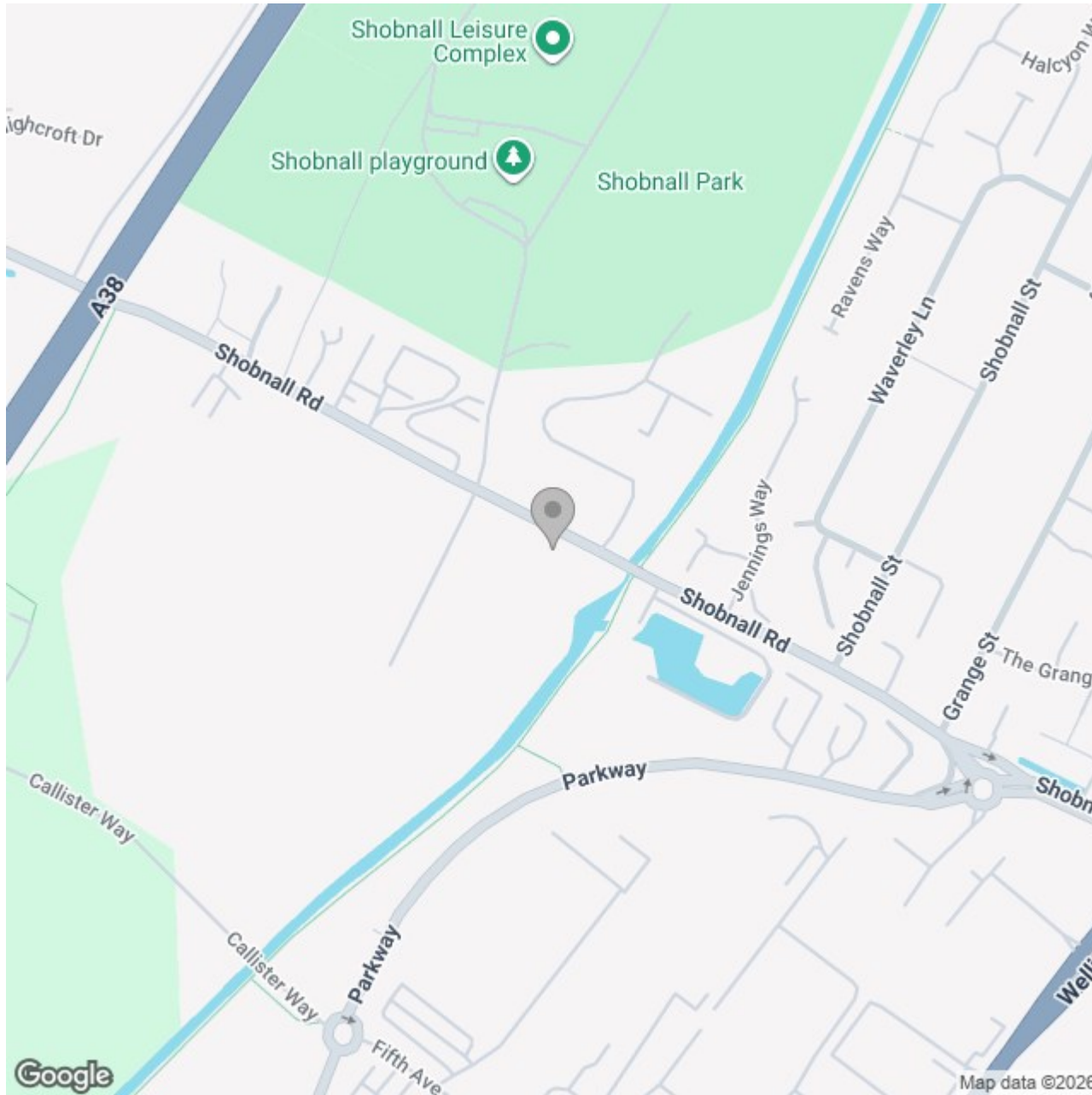
Approximate total area⁽¹⁾
87.5 m²
944 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

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