



Culver Drive
Drakelow BURTON-ON-TRENT

burchell
edwards

Culver Drive Drakelow BURTON-ON-TRENT DE15 9WE

for sale
£50,000



Property Description

Burchell Edwards are delighted to offer this fantastic 25% Shared Ownership opportunity, perfect for first-time buyers looking to step onto the property ladder in one of the area's most popular developments.

Situated on Culver Drive, this well-presented home enjoys a convenient location close to local amenities, schools and transport links, while offering modern, comfortable living throughout.

The accommodation briefly comprises an entrance hall, guest WC, fitted kitchen and a spacious lounge/diner to the ground floor. Upstairs are two generous double bedrooms and a family bathroom.

Outside you'll find two allocated parking spaces and an enclosed rear garden providing the perfect space to relax and enjoy outdoor living.

Properties within Dracan Village, Drakelow continue to attract strong interest, and with motivated sellers this is an opportunity not to be missed.

Early viewing is essential. Contact Burchell Edwards Burton today to arrange your viewing and see for yourself all this fantastic home has to offer.

Additional Information

Shared Ownership: 25%

Rent on Remaining 75%: Currently £360 PCM
Subject to Midland Heart affordability and eligibility checks

Tenure: Leasehold

Council Tax Band: B

Entrance Hallway

Double glazed composite door to front elevation, central heating radiator, vinyl flooring, under stairs storage cupboard and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin and central heating radiator.

Lounge

Double glazed French doors to rear elevation, double glazed windows, central heating radiator and vinyl flooring.

Kitchen

Double glazed window, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, plumbing for washing machine and dishwasher, space for fridge, central heating radiator and central heating boiler.

Landing

Loft access and all doors off.

Bedroom One

Two double glazed windows to rear elevation, central heating radiator.

Bedroom Two

Two double glazed windows to front elevation, central heating radiator and storage cupboard.

Bathroom

W.C, wash hand basin, bath with shower over, extractor, half tiled.

Front Garden

Tarmac driveway providing off road parking and planted beds.

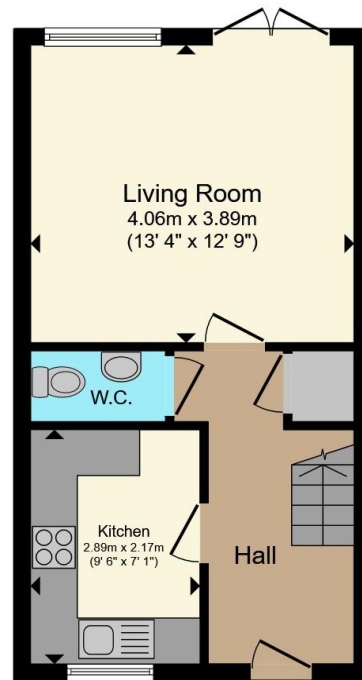
Rear Garden

Slabbed patio, laid to lawn, planted beds, outside tap, electric point, gated access to the rear.

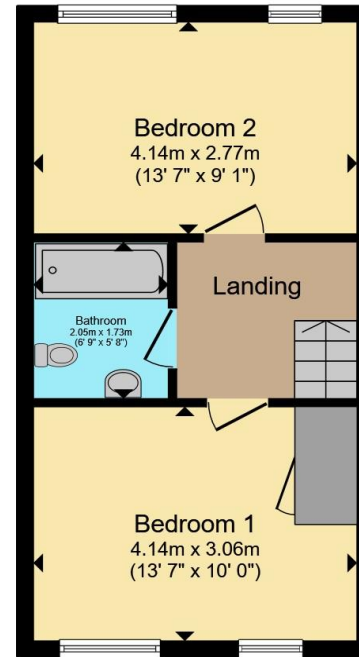








Ground Floor



First Floor

Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 4323.24

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 995 years from 01 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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