

Balata Way
Burton-On-Trent

burchell edwards

Balata Way
Burton-On-Trent DE13 0TY

for sale
£210,000







Property Description

Burchell Edwards are delighted to market a spacious and versatile three/four-bedroom townhouse, ideally situated on the popular Balata Way in Burton-On-Trent. Arranged over three floors, the accommodation comprises a fitted kitchen and generous living/dining room to the ground floor. The first floor offers an additional lounge which could alternatively be used as a fourth bedroom, alongside a further bedroom and family bathroom. To the second floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Outside, the property enjoys two allocated parking spaces and a well-maintained enclosed rear garden finished to a high standard. An ideal home for growing families or those seeking flexible living accommodation.

Entrance Hall

Carpet flooring, pendant light, central heating radiator.

Downstairs W/C

Tiled flooring, window to side elevation, pendant light, low level flush W/C, hand wash basin, central heating radiator.

Living Room/Dining Room

Wooden flooring, pendant light, central heating radiator, patio doors to rear garden.

Kitchen

Tiled flooring, window to front elevation, pendant light x2, central heating radiator, cupboards over counters, integrated oven & hobs, integrated fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel sink & drainer.

Landing

Carpet flooring, window to front elevation, window to side elevation, central heating radiator, pendant light.

Lounge

Carpet flooring, window to rear elevation, pendant light, central heating radiator.

Bedroom Three

Carpet flooring, pendant light, central heating radiator, window to front elevation.

Family Bathroom

Vinyl flooring, window to side elevation, low level flush W/C, hand wash basin, shower over bath, central heating radiator, pendant light.

2nd Floor Landing

Carpet flooring, window to side elevation, pendant light.

Bedroom One

Carpet flooring, pendant light, central heating radiator, window to rear elevation.

Ensuite

Vinyl flooring, low level flush W/C, hand wash basin, shower cubicle, central heating radiator, pendant light.

Bedroom Two

Carpet flooring, pendant light, central heating radiator, window to front elevation.

Externally

Two allocated off road parking spaces to the rear of the property, enclosed rear garden with a good level of privacy, mature greenery garden with multiple patio slabbed seating areas.







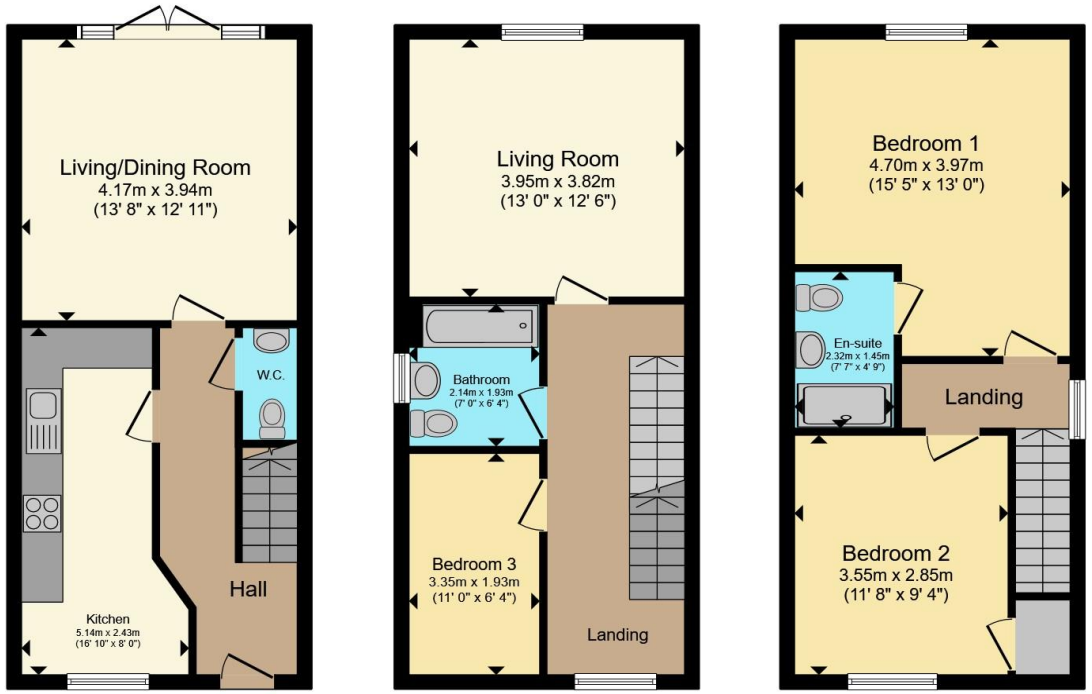












Ground Floor **First Floor** **Second Floor**

Total floor area 112.9 m² (1,215 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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BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

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