



41 Battlestead Road, Burton-On-Trent, DE13 9GB

Offers in the region of £220,000

- Modern Semi Detached House
- Fitted Kitchen
- Enclosed Rear Garden
- Two Bedrooms
- Well Presented Throughout
- En Suite to Main Bedroom
- Parking Space for Two Cars

41 Battlestead Road, Burton-On-Trent DE13 9GB

A fantastic opportunity to acquire this modern two-bedroom semi detached house, located within a popular residential development on the outskirts of Burton-upon-Trent. The property is conveniently positioned for access to local amenities in Branston, with excellent transport links into Stretton and Burton-upon-Trent town centre, where a wider range of shops, services, and leisure facilities can be found.

The property provides an excellent route onto the property ladder for first time buyers and is also suited to investors wishing to let or those looking to downsize.

The accommodation is arranged over two floors, offering well-proportioned and practical living space and is finished to an excellent standard and beautifully decorated throughout.

The ground floor comprises an entrance hall, a convenient downstairs WC, a bright and comfortable living room, and a fitted kitchen. On the first floor, there are two bedrooms and a family bathroom.



Council Tax Band: B



Entrance Hall

Ground Floor Cloaks Room

Fitted Kitchen

9'11" x 6'0"

Lounge

15'5" (max) x 13'2"(max)

Stairs To First Floor

Bedroom 1

10'2" x 9'7"

En Suite

10'2" x 3'3"

Bedroom 2

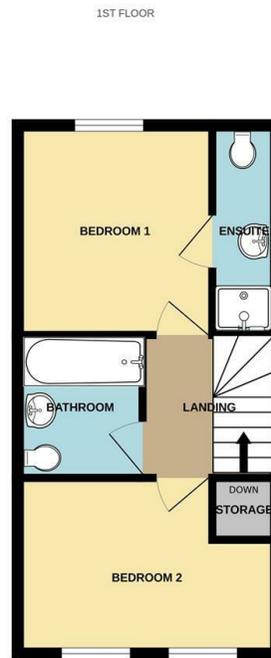
13'3" x 8'4" (max)

Bathroom

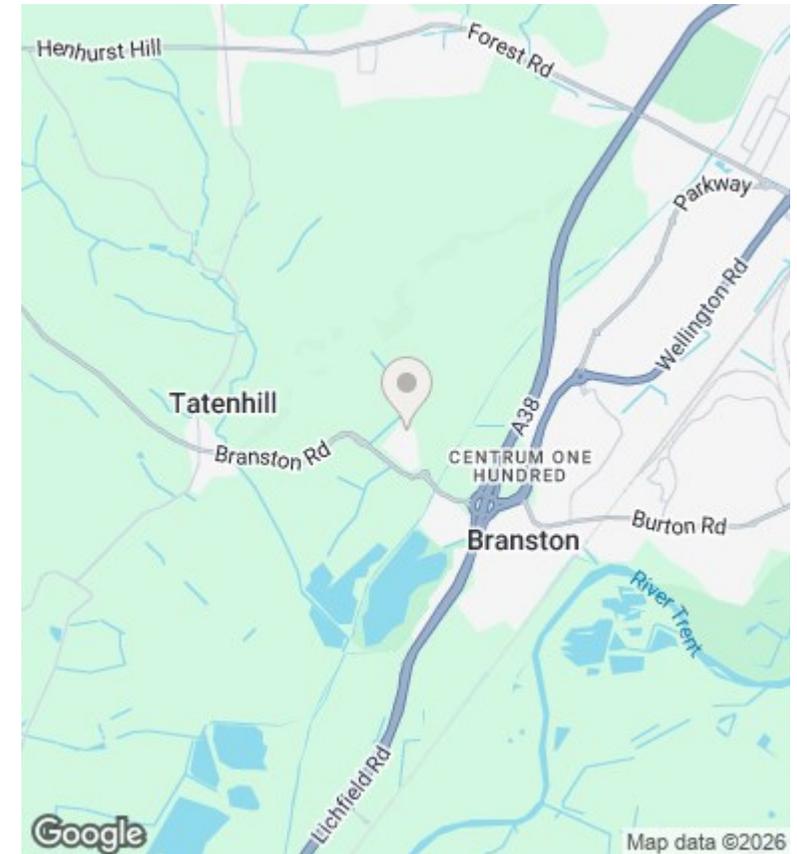
6'7" x 6'1"







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	