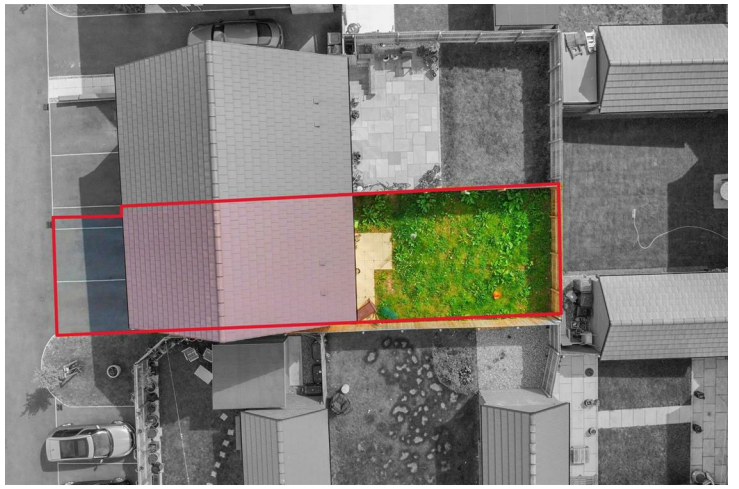






Bluebell Close, Anslow, DE13 9TF

£245,000

Open House
estate agents





Bluebell Close, Anslow, DE13 9TF

£245,000

A modern and beautifully presented semi-detached family home, offering three bedrooms, a spacious kitchen diner, separate utility room, en-suite to the master bedroom, driveway parking for two vehicles, and a south-facing enclosed rear garden. The property is being sold with no upward chain and benefits from the remainder of the NHBC warranty.

The location is fantastic, set on the outskirts of the village of Anslow, nearby countryside but also well-connected for amenities, schools and transport links.

Room Measurements and Details
Lounge – 4.37m x 3.66m
Featuring laminate flooring, a radiator, and a UPVC double glazed window to the front elevation.

Kitchen/Diner – 3.68m x 3.63m
Fitted with gloss effect wall and base units, laminate flooring, integrated hob, oven, fridge/freezer, and dishwasher. Also including a sink with mixer tap and drainer, radiator, and UPVC double glazed French doors leading out into the rear garden.

Utility Room
Fitted with base units, housing the boiler, with space and plumbing for a washing machine.

WC
Comprising a sink with mixer tap and a toilet.

Bedroom One – 3.43m x 2.92m
A double bedroom with carpeted flooring, radiator, and UPVC double glazed window.













En-suite
Fitted with a shower enclosure with a glass screen, sink with mixer tap, and toilet.

Bedroom Two – 3.10m x 2.70m
A further double bedroom with carpeted flooring, radiator, and UPVC double glazed window.

Bedroom Three – 2.10m x 1.98m
A single bedroom with carpeted flooring, radiator, and UPVC double glazed window.

Bathroom
Partially tiled and comprising a bath, sink with mixer tap, toilet, and UPVC double glazed window.

Rear Garden
A fully enclosed south-facing garden, mainly laid to lawn with a small patio area and fenced boundaries.

Front
Tarmac driveway providing off-street parking for two vehicles.

Additional Information

Tenure: Freehold
EPC Rating: B
Council tax C
Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

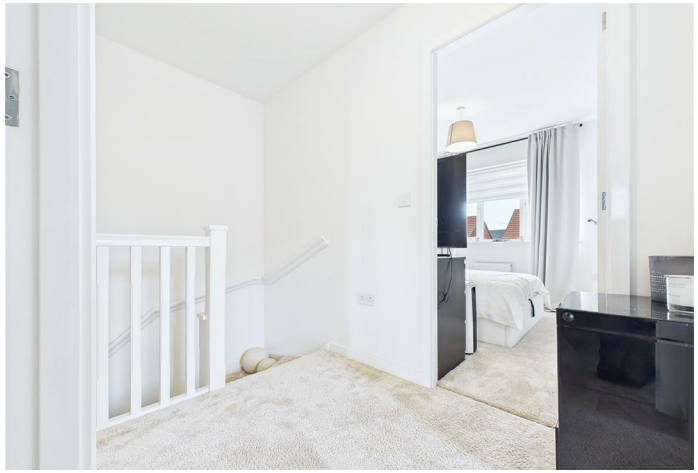
Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans: and Land Outlines
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.











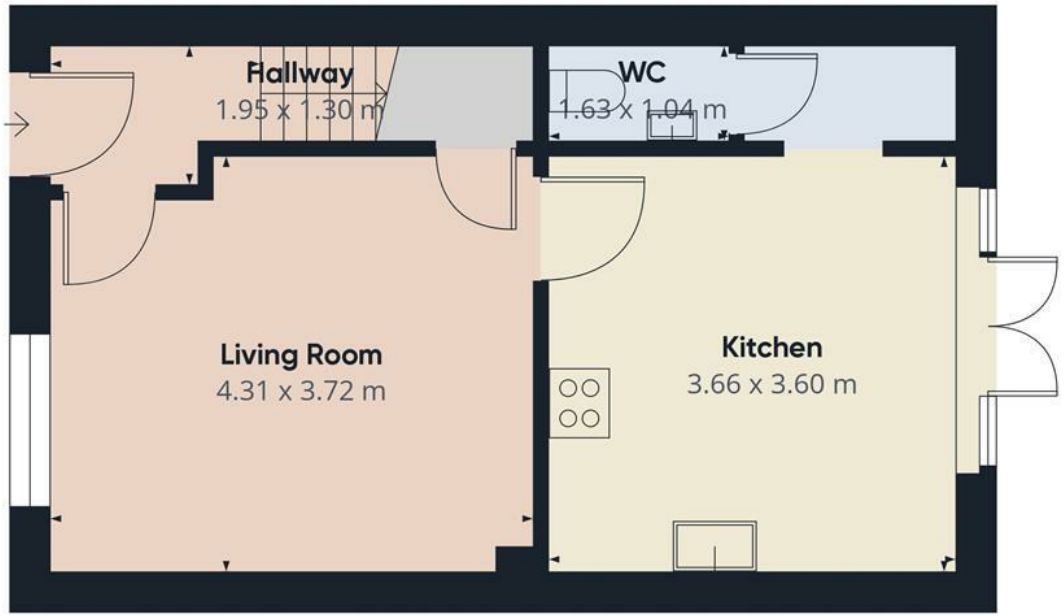




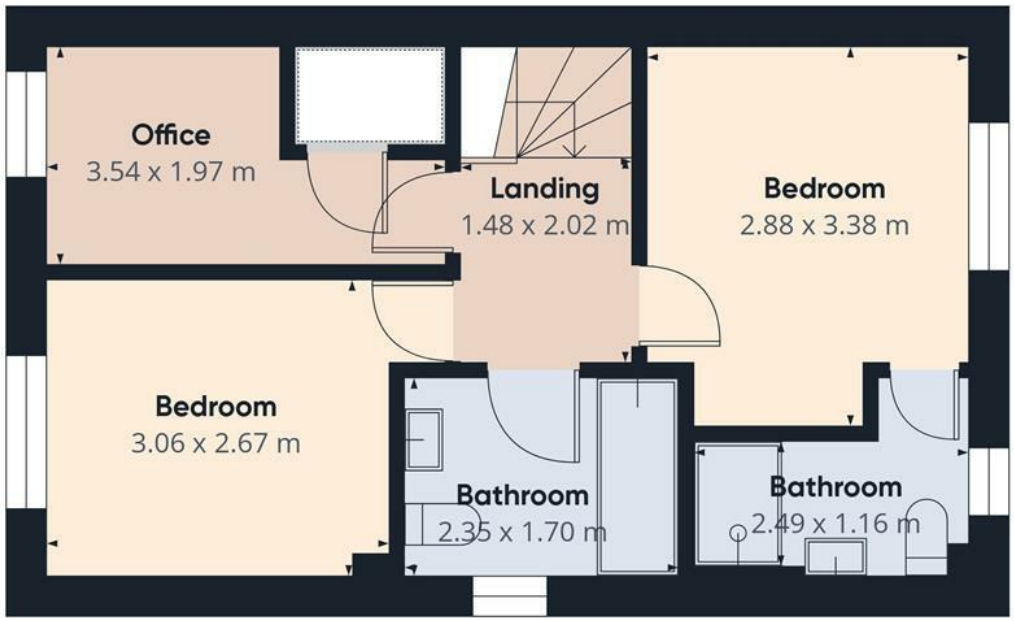






Floor 0



Floor 1

Approximate total area(1)

70.95 m²

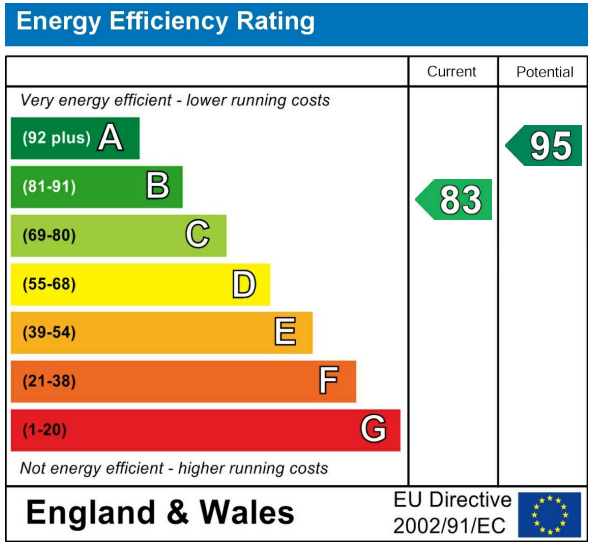
(1) Excluding balconies and terraces

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.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East Staffordshire

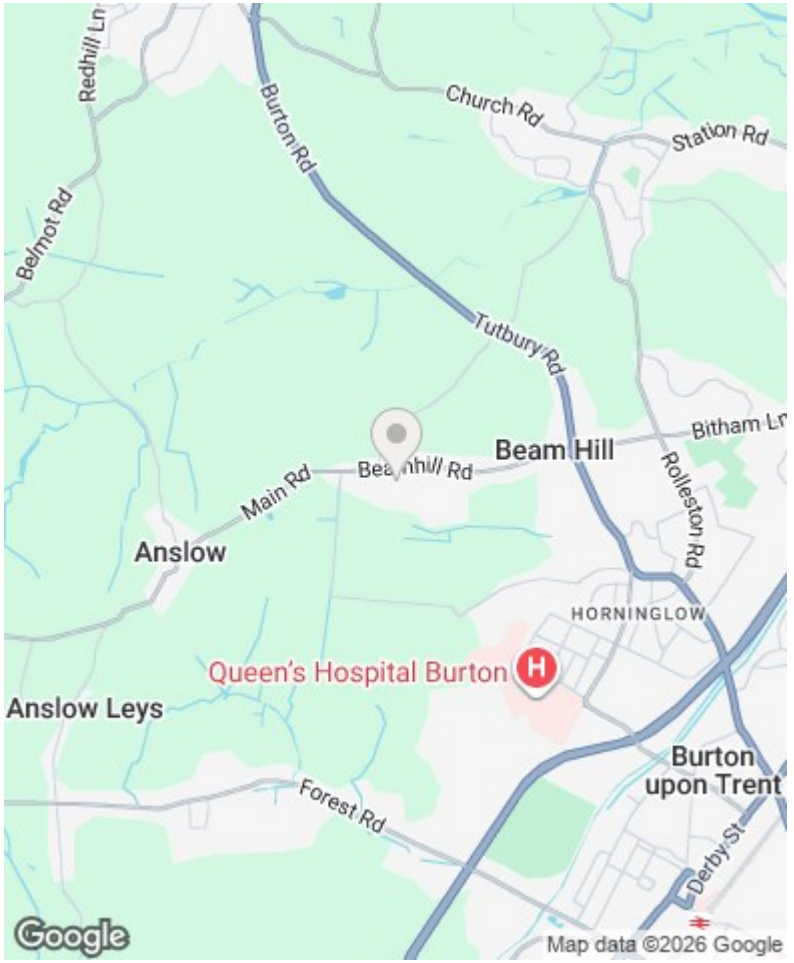
TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Nearby both countryside and amenities
- No upwards chain
- Enclosed south-facing rear garden
- Kitchen diner and separate utility room
- Generous garden
- Side-by-side parking
- NHBC Warranty
- Cul-de-sac location
- Well-connected for commuters
- Perfectly presented



3 Midland Road, Swadlincote, DE11 0AG
Tel: (01283) 240632
Email: admin@burtonswad.co.uk
www.openhouselocal.co.uk