

Shobnall Road, Burton-On-Trent, DE14 2BB

Offers Over £205,000

Council Tax Band: C



Occupying a convenient position in the popular Shobnall area of Burton upon Trent, this well-presented three-bedroom semi-detached home offers bright and practical accommodation ideally suited to first-time buyers, young families or those seeking a modern, easily maintained property.

The accommodation includes a useful entrance area, a spacious living room, a generous kitchen and dining room with French doors opening directly onto the garden, and a ground floor WC. Upstairs are three bedrooms and a family bathroom.

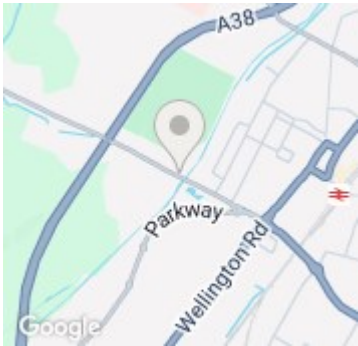
Outside, there is a garage to the rear, and the enclosed rear garden has been thoughtfully arranged for low-maintenance enjoyment, combining paved and gravelled seating areas with raised planting beds, decorative borders and a useful timber shed.

Location

Shobnall is a popular and established area of Burton upon Trent, offering convenient access to the town centre and a range of everyday amenities. Local shops, schools, leisure facilities and transport connections are all within easy reach, while nearby open spaces provide opportunities for walking and recreation.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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