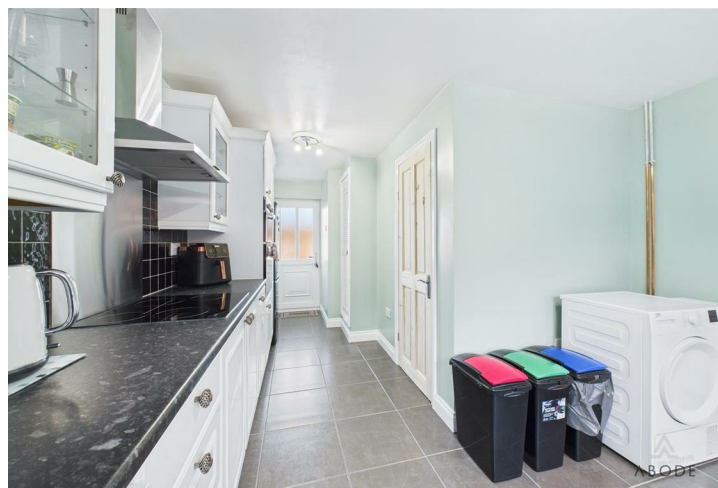






Located in the popular Winshill area of Burton upon Trent, this well-presented three-bedroom terraced home offers thoughtfully laid out accommodation, a generous lounge diner, a spacious kitchen, and a modern first-floor shower room. The property further benefits from a tiered rear garden, useful external storage, and the added advantage of solar panels, making it an appealing option for a range of buyers.



Accommodation

Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access into the main living areas. To the front of the property is a well-proportioned lounge diner, offering ample space for both seating and dining furniture. A central fireplace provides a focal point to the room, while a front-facing window allows plenty of natural light to fill the space.

Positioned to the rear, the kitchen is a generous and practical room fitted with a range of wall and base units, complemented by tiled splash backs and work surfaces. There is space for a variety of appliances, an integrated oven, inset hob with extractor over, and a sink positioned beneath a window overlooking the rear garden. A rear door provides direct access outside, making this a convenient space for everyday living.

First Floor

The first-floor landing leads to three bedrooms and a modern shower room. The main bedroom is a comfortable double room, with a second well-sized double bedroom also offering excellent versatility. The third bedroom is ideal as a child's room, home office or dressing room.

The shower room is finished to a contemporary standard and features a walk-in style shower enclosure, wash hand basin with vanity storage, low-level WC and a heated towel rail, with full wall tiling



completing the space.

Outside

To the front, steps lead up to the entrance with a lawned fore garden. To the rear, the garden is arranged over multiple levels, featuring a paved seating area directly from the property, steps rising to lawned sections, and enclosed boundaries providing privacy. A timber shed offers useful outdoor storage. Solar panels are installed on the roof.

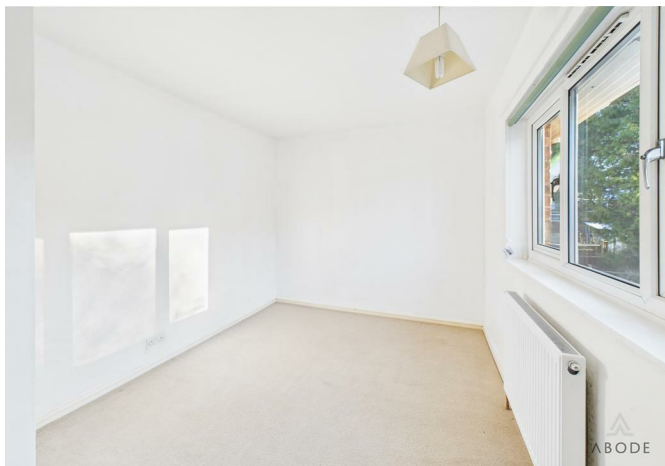
Location





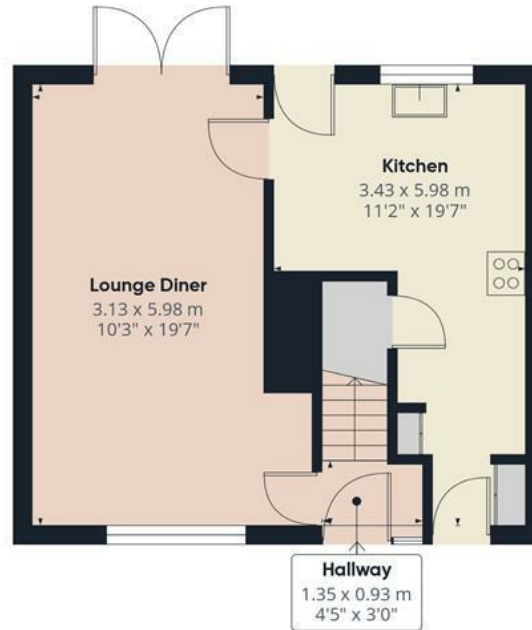


Winhill is a well-established and popular area of Burton upon Trent, offering convenient access to local shops, schools and amenities, as well as open green spaces and countryside walks nearby. Burton town centre is within easy reach, while excellent road links via the A38 and A50 provide straightforward travel to Derby, Lichfield, Birmingham and surrounding areas, with rail services available from Burton-on-Trent station.









Floor 0



Floor 1

Approximate total area⁽¹⁾

73.7 m²

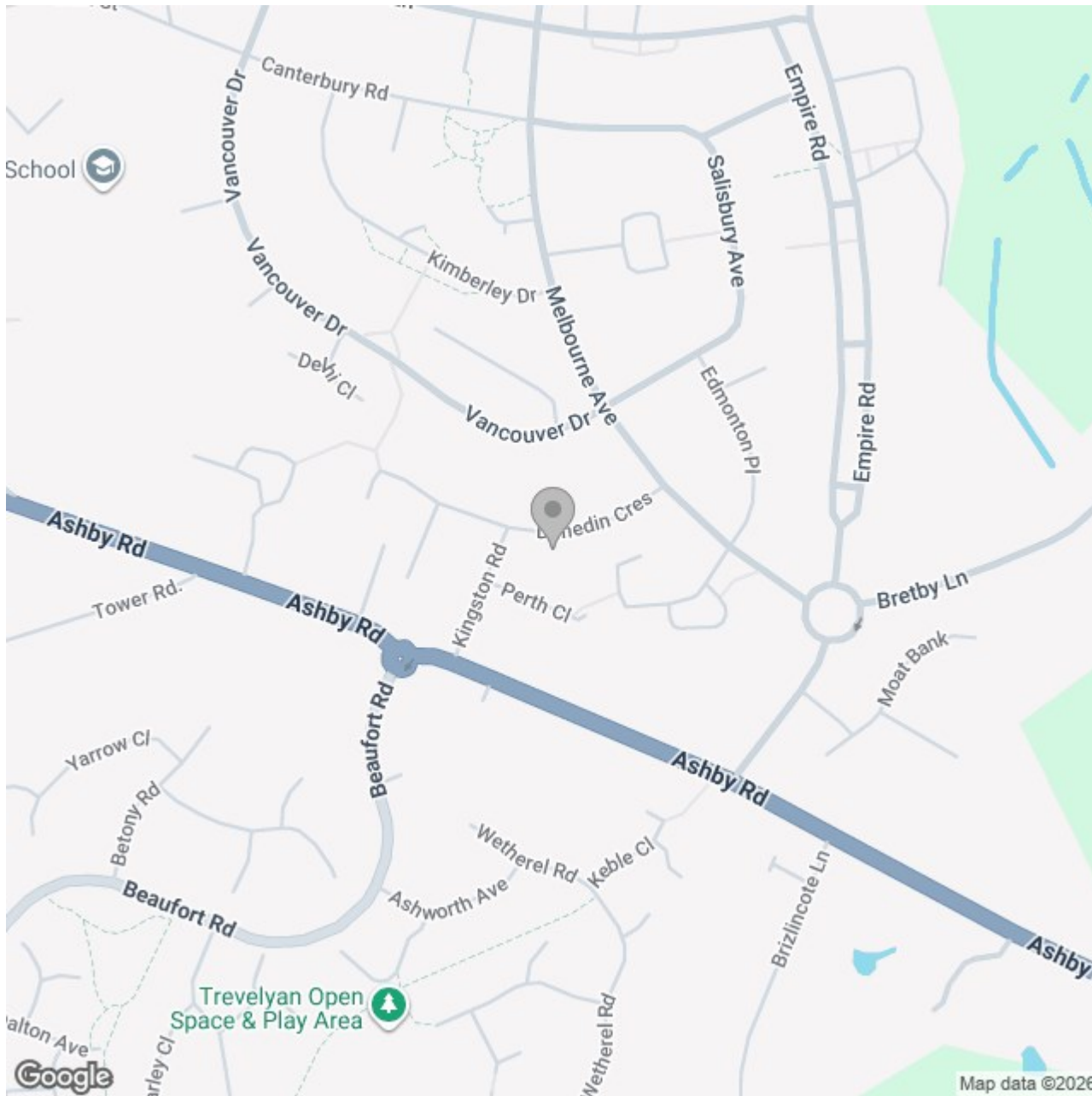
793 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

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