

Clay Street, Stapenhill, Staffordshire, DE15 9BB  
Offers In The Region Of £699,950





This exceptional five-bedroom detached Victorian home is rich in character and beautifully maintained, set within a stunning plot of just over a third of an acre. Offering spacious accommodation, it features three reception rooms, including an expansive sitting room, a large utility room, a cellar, and five well-proportioned double bedrooms. The property benefits from a generous driveway, a garage with a workshop, and modern efficiency with two air source heat pumps and solar panels. A truly remarkable home that blends timeless charm with practical living.



## Accommodation

\*\*\* NO CHAIN PROPERTY \*\*\*

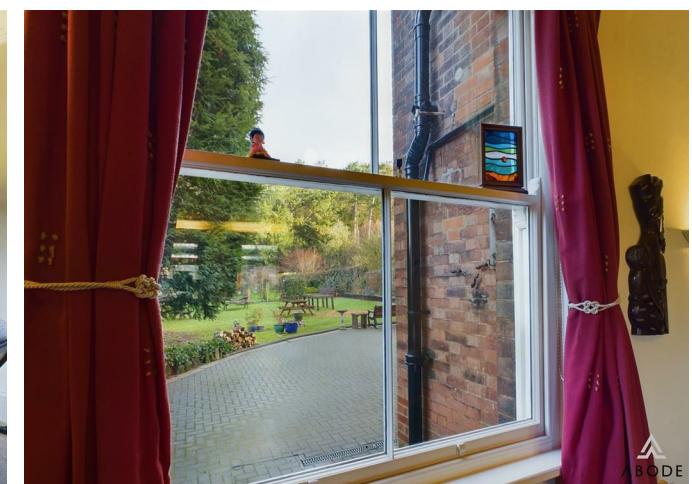
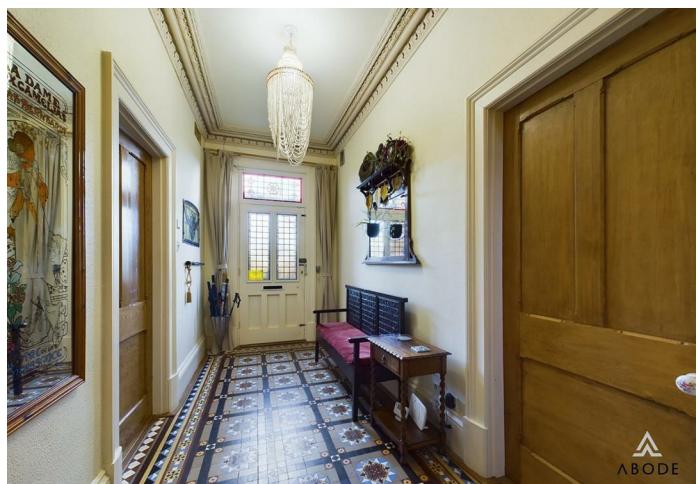
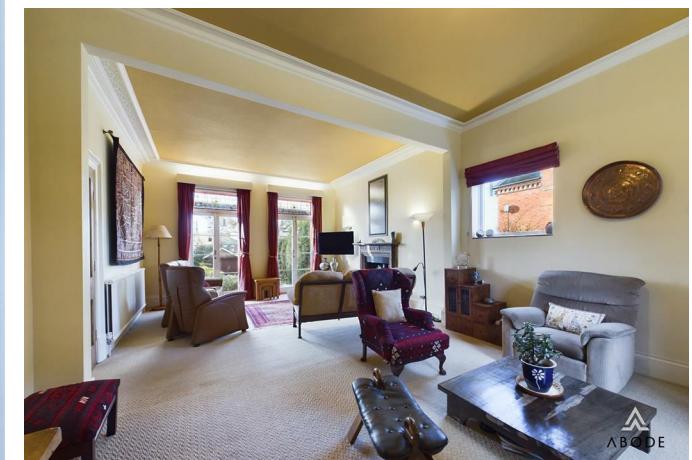
- A happy family home for 22 years. Children have grown up and flown the nest, so it's time for this family to move on.
- Quiet location on one of Burton's most sought-after streets, conveniently near to shops, park, schools and the town centre.
- A Victorian house with many period features: Minton tile flooring, stained and etched glass windows, original coving, panelled doors, covered Victorian tiled veranda.
- This light-filled, 5-bedroomed, detached home is set in over a third of an acre plot, with space for a multigenerational family and guests.
- Purchasers will benefit from solar panels payments (about £1500 p.a.) and receive Renewable Heat Incentive payments for the air source heat pumps until 2028 (about £1900 p.a.)
- Generous storage throughout including a substantial garage and workshop, an attic with two fully boarded spaces and cellar.
- Off road parking available at the front, side and back of the house.
- Well maintained secluded and mature gardens which back onto a picturesque nature reserve and has an underground water store.



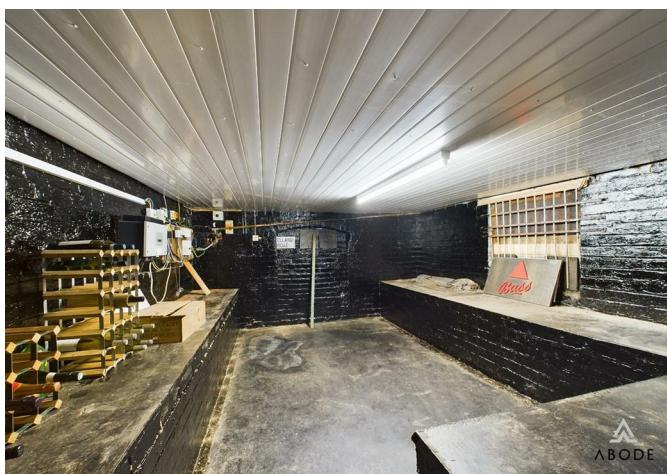
- Double glazing, loft insulation, solar panels and air source heat pumps.

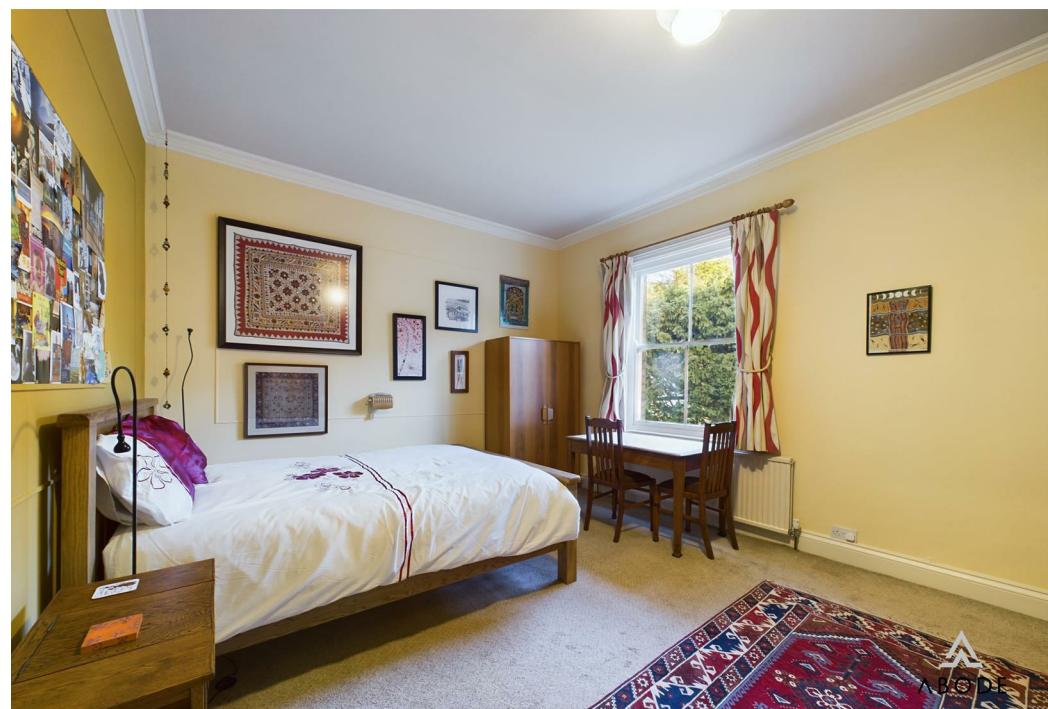
- Accessible to Derby, Lichfield, Birmingham, Nottingham, East Midlands Airport, Birmingham Airport, Peak District and the Staffordshire Moorlands



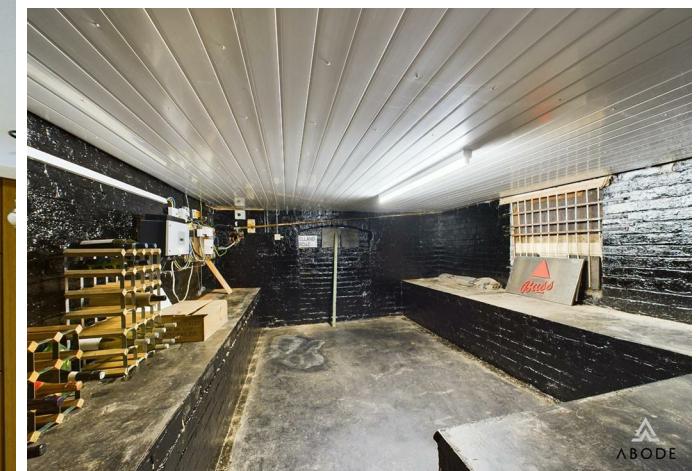














Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

318.73 m<sup>2</sup>

3430.77 ft<sup>2</sup>

Reduced headroom

13.5 m<sup>2</sup>

145.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

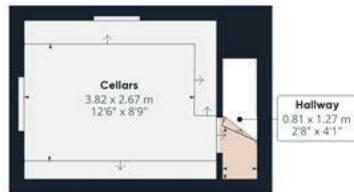
Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor -1 Building 1



Approximate total area<sup>(1)</sup>

261.09 m<sup>2</sup>

2810.34 ft<sup>2</sup>

Reduced headroom

0.94 m<sup>2</sup>

10.13 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

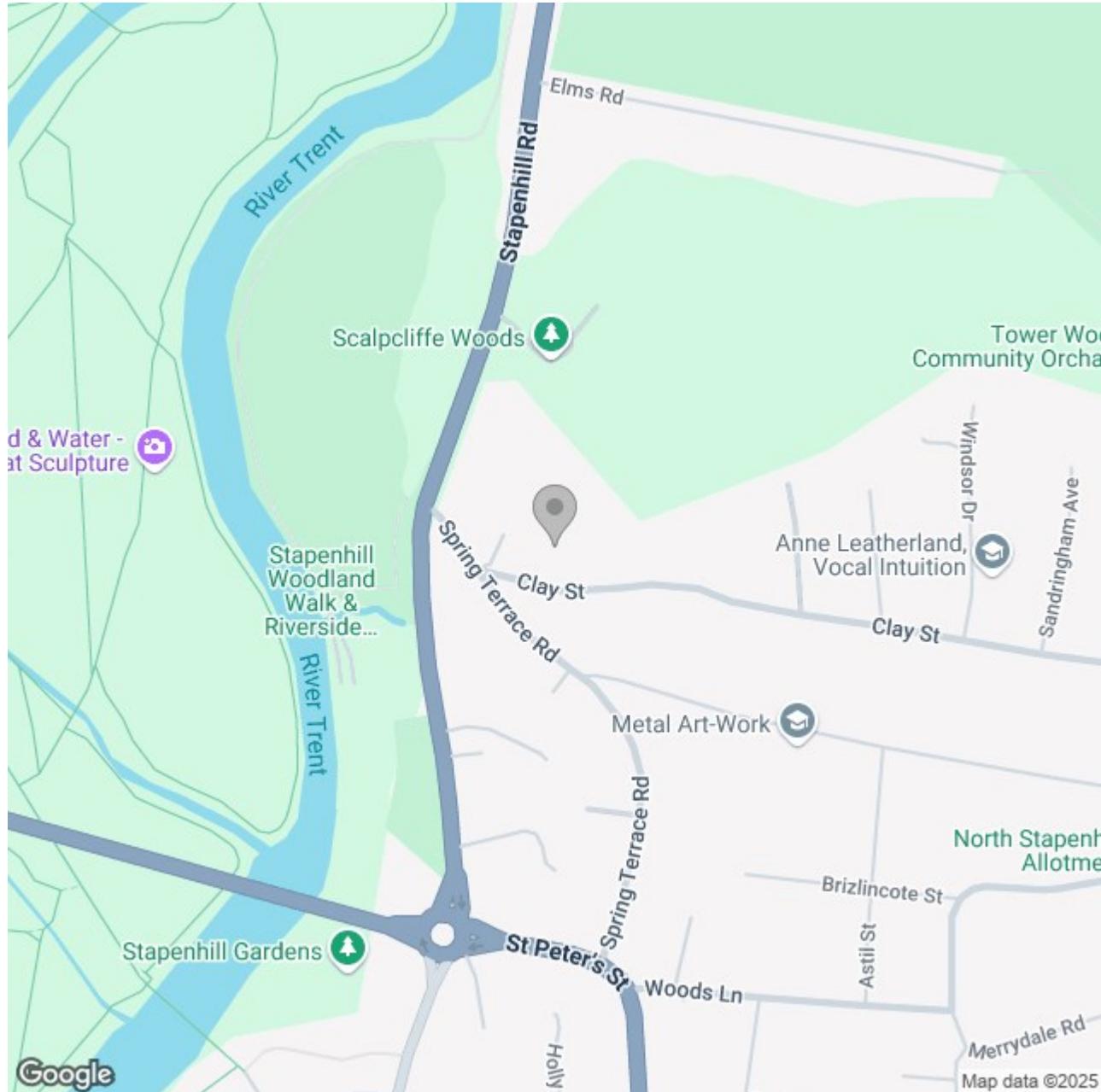
Reduced headroom

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC