

Worcester Road, Burton-On-Trent, DE15 9JA

Nicholas Humphreys

Asking Price £160,000

A tastefully decorated and well-presented traditional semi-detached home, occupying an established plot within the popular Stapenhill area of Burton-on-Trent.

The property offers a comfortable lounge with feature fireplace, modern fitted white gloss open-plan dining kitchen with integrated appliances, UPVC double-glazed conservatory and guest cloakroom.

To the first floor are two generously proportioned double bedrooms and a contemporary fitted shower room.

Outside, the property benefits from an extensive driveway providing parking for several vehicles and a delightful, generously sized rear garden with patio, lawn, vegetable patch and useful garden sheds. An ideal opportunity for the first-time buyer, with internal viewing highly recommended.





The Accommodation
Ground Floor
The accommodation is entered through a UPVC double-glazed front entrance door leading into a welcoming reception hallway, with a staircase rising to the first-floor accommodation and an internal door opening through to the lounge.

The lounge, positioned to the front aspect of the home, provides a comfortable reception room featuring a living flame coal-effect gas fire set within an attractive Adam-style fireplace, radiator and UPVC double-glazed window overlooking the front elevation.

A particular feature of the home is the modern fitted open-plan dining kitchen, extending across the rear aspect of the property and offering an excellent space for everyday family living and entertaining. The kitchen incorporates a comprehensive selection of white gloss-fronted base cupboards and drawers with matching eye-level wall units, complemented by preparation work surfaces and a breakfast bar area. Integrated appliances include a built-in double oven, four-ring electric hob with extractor hood above, together with a concealed washing machine and dishwasher and freestanding appliance space for a fridge freezer. The room is finished with ceramic tiled flooring, whilst a concealed cupboard houses the gas-fired central heating boiler, supplying the central heating system, with domestic hot water provided by an immersion heater tank located within an airing cupboard in the second bedroom.

A rear lobby has a continuation of the ceramic tiled flooring, with a UPVC double-glazed entrance door providing access to the rear garden and an internal door leading to the guest cloakroom, fitted with a low-level WC and UPVC double-glazed window.

Positioned to the rear of the property is a delightful UPVC double-glazed conservatory, providing an additional reception area overlooking the established rear garden. The conservatory benefits from laminate flooring and UPVC double-glazed French patio doors opening directly onto the garden, creating an ideal space to relax and enjoy the outside surroundings.

First Floor

The first-floor landing benefits from a UPVC double-glazed window to the side elevation and access to the loft space via a pull-down ladder, with the loft being boarded to provide useful additional storage.
The master bedroom is a generously proportioned double room positioned to the front elevation, featuring a selection of built-in double wardrobes, radiator and UPVC double-glazed window overlooking the front aspect.
The second bedroom is another well-proportioned double room, positioned to the rear of the home and enjoying an outlook over the established rear garden. The room benefits from a radiator, UPVC double-glazed window and a useful airing cupboard housing the hot water tank with immersion heater.

The contemporary fitted shower room offers a white suite comprising a low-level WC, hand wash basin and spacious double shower enclosure, complemented by attractive wall tiling, radiator, heated towel rail and UPVC double-glazed window.

Outside

To the front of the property is an extensive driveway providing off-road parking for several vehicles, with access continuing alongside the home to the delightful and generously proportioned rear garden.
The rear garden is a particular feature of the property, offering an excellent outdoor space with a paved patio area, ideal for garden furniture and outdoor entertaining, leading onto an established lawned garden. The garden also incorporates a dedicated vegetable growing area and several useful garden sheds, providing excellent storage facilities. The garden is enclosed by fenced boundaries, creating a pleasant and established setting.

This traditional semi-detached home has been tastefully decorated and maintained throughout, offering a delightful combination of modern fittings, generously proportioned accommodation and extensive outside space. Ideally suited to the first-time buyer or those looking to downsize, an internal inspection is highly recommended to appreciate the accommodation and garden on offer.
All viewings are strictly by appointment only.

Entrance Hallway

Lounge
4.22m max x 4.14m max (13'10 max x 13'7 max)

Kitchen Diner
5.03m max into recess x 2.84m (16'6 max into recess x 9'4)

Guest WC

Conservatory
4.09m x 2.26m (13'5 x 7'5)

Bedroom One
3.99m +recess x 3.20m (13'1 +recess x 10'6)

Bedroom Two
3.89m x 2.67m (12'9 x 8'9)

Shower Room
2.90m x 2.26m (9'6 x 7'5)

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
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In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change








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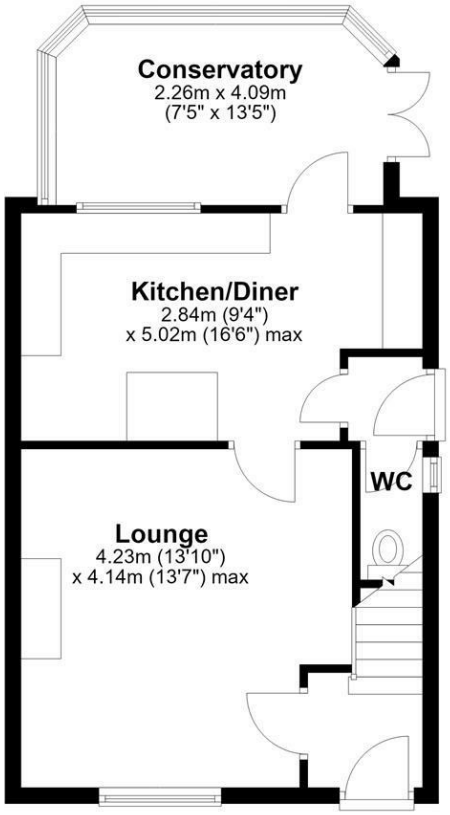




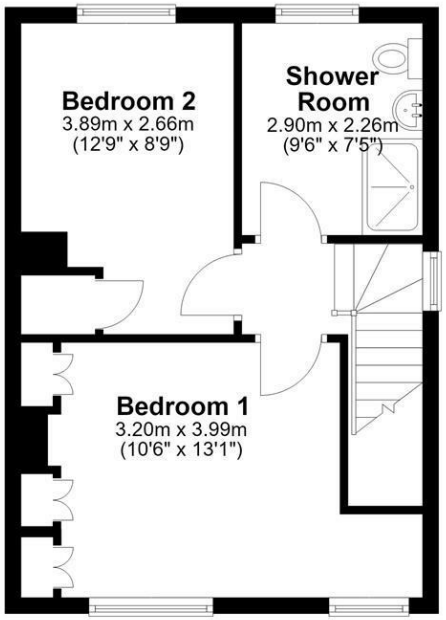




Ground Floor

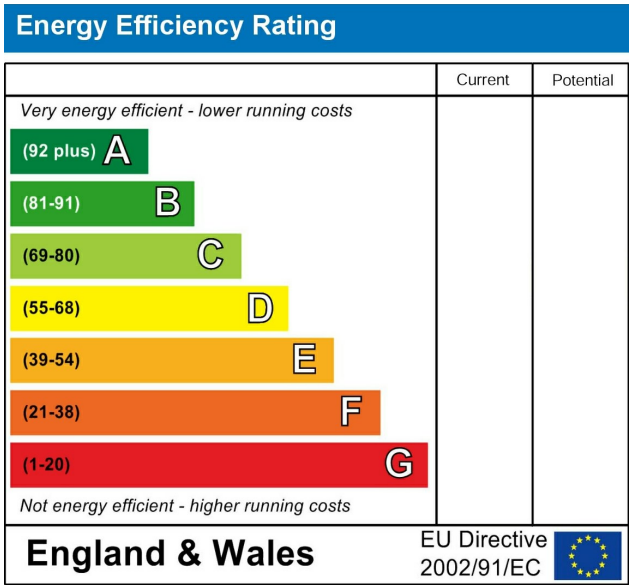


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band A** **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme