



Offered with immediate vacant possession and no upward chain, this modern mid-townhouse is positioned within a pleasant cul-de-sac setting on the popular Brizlincote Valley development at Stapenhill, on the outskirts of Burton-on-Trent. An ideal first-time purchase or investment opportunity, the property benefits from a front lawn garden, driveway providing off-road parking and an integral garage.

The accommodation includes a front-facing lounge with understairs storage, an open-plan kitchen diner across the rear with access to the garden, two bedrooms to the first floor and a three-piece family bathroom.

Externally, the enclosed rear garden offers a loose stone seating area and lawn, with access via the garage.

Viewing is highly recommended and strictly by appointment only.



### The Accommodation

A modern mid-townhouse property positioned within a pleasant cul-de-sac setting on the popular Brizlincote Valley development at Stapenhill, on the outskirts of Burton-on-Trent town centre. The home is set back behind a front lawn garden with a driveway providing off-road parking and access to the integral garage, making it an ideal first-time purchase or investment opportunity.

The accommodation opens with a uPVC front entrance door leading into the entrance hallway, having a radiator and staircase rising to the first-floor accommodation. A door leads through to the lounge, which is positioned across the front aspect of the property and features a uPVC double-glazed window, radiator, useful understairs storage area and laminate flooring.

Positioned across the rear aspect is the open-plan kitchen diner, fitted with a wide selection of white gloss-fronted base cupboards and matching eye-level wall units, preparation work surfaces, freestanding cooker space and plumbing and appliance space for a washing machine. A uPVC double-glazed window and door provide access out to the rear garden, whilst the dining area offers ample space for a table and chairs along with a single radiator.

To the first floor, the landing benefits from an airing cupboard housing the gas-fired combination boiler, which supplies the domestic hot water and central heating system. The master bedroom is a generous double room overlooking the rear garden, featuring built-in storage cupboards, access to eaves storage, a single radiator and a light grey fitted carpet. The second bedroom is positioned to the front elevation, continuing the newly fitted grey carpet, with a uPVC double-glazed window and radiator.

The bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panel bath with an electric shower over, complemented by a radiator and a uPVC double-glazed window.

Outside, access via the garage leads through to the rear garden, which offers a loose stone seating area, lawn and fenced boundaries, providing a pleasant and enclosed outdoor space.

The property is offered with immediate vacant possession and no upward chain. All viewings are strictly by prior appointment only.

Property construction: Standard

Parking: Drive & Garage

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](http://www.gov.uk/government/organisations/environment-agency)

### Anti-Money Laundering (AML) Requirements

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 regarding the property and not rely on third party website information supplied before actioning the purchase process.

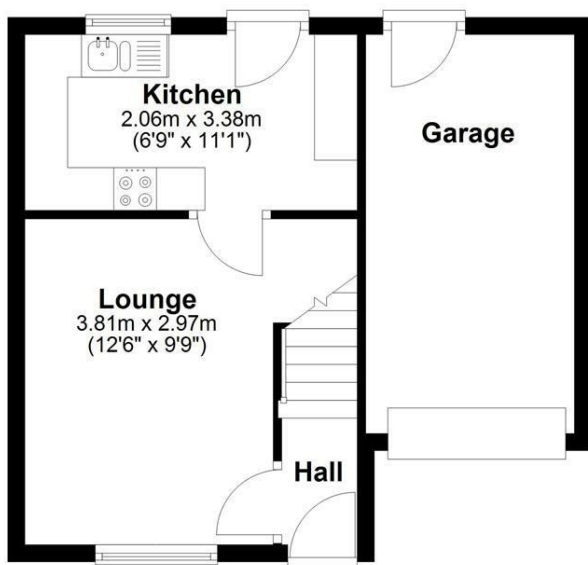
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



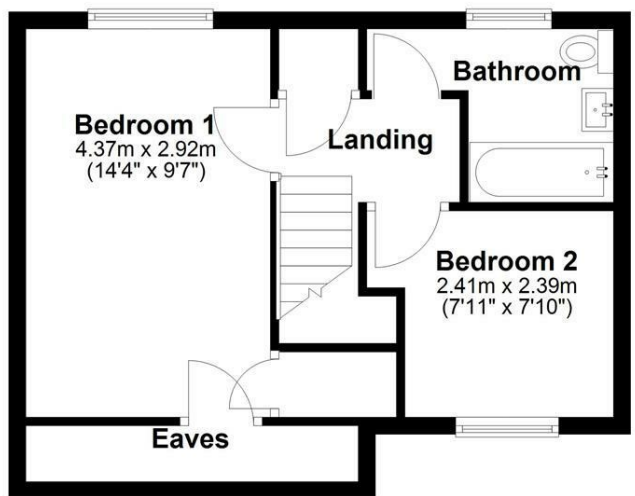




**Ground Floor**



**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.





**Council Tax Band A      Freehold**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Important Notes, Charges & Selective Licence Areas

**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. 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>