



Bramling Cross Road,, Burton-On-Trent, DE14 1DH

Nicholas  
Humphreys

£225,000

A well-presented and extended semi-detached home situated on Bramling Cross Road, offering flexible and spacious accommodation ideal for families, first-time buyers and investors. The property benefits hallway, guest cloakroom, Lounge diner, a garage conversion to provide a study and utility room and across the rear aspect a conservatory,

To the first floor, three bedrooms and bathroom. driveway parking and an enclosed rear garden. Conveniently located for local schools, shops and excellent road links to Burton upon Trent and the A38/A50.



## The Accommodation

Situated on Bramling Cross Road, this well-presented semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers and investors alike. The property has been thoughtfully improved by the current vendor, including a garage conversion that enhances the ground-floor living space, creating a comfortable and practical home ready to move into.

The accommodation opens into a welcoming entrance hall with wood-effect flooring and staircase rising to the first floor. From here, doors lead to the fitted kitchen, the main living space and a convenient guest cloakroom. The kitchen is positioned to the front of the property and is fitted with a range of matching base and wall units, integrated oven and gas hob, and space for additional appliances, with a window overlooking the front elevation.

The lounge is a light and airy reception room, featuring coving to the ceiling and French doors with glazed side panels that open into the conservatory, creating a seamless connection between the main living space and the garden. The conservatory enjoys views across the rear garden and provides a further versatile seating or dining area, with direct access outside. A separate dining room offers excellent flexibility and can comfortably serve as a study, playroom or additional sitting room. Completing the ground floor is a useful utility room with space and plumbing for laundry appliances and a door leading out to the rear garden.

To the first floor, a spacious landing gives access to all bedrooms and the family bathroom. The principal bedroom is a generous and bright room, benefitting from dual front-facing windows, fitted wardrobe storage and a useful over-stairs cupboard. Two further bedrooms are positioned to the rear of the property, ideal for children, guests or home-working space. The family bathroom is fitted with a white suite, including a bath with shower over, wash basin and WC, complemented by tiled splashbacks and a chrome heated towel rail.

Outside, the property enjoys an attractive frontage with a driveway providing off-road parking, a neat lawn and paved pathway leading to the front entrance. The rear garden is fully enclosed and thoughtfully arranged, featuring a shaped lawn, flower beds, a patio seating area and a decked terrace, ideal for outdoor entertaining. A garden shed provides useful additional storage.

Bramling Cross Road is conveniently located close to the local primary school and convenience shop, while offering excellent access to Burton upon Trent town centre. The property is also well placed for commuters, with easy links to the A38 and A50, providing routes to Derby, Lichfield, and Uttoxeter.

## Hallway

### Guest Cloakroom

### Fitted Kitchen

3.05m x 2.13m (10'0 x 7'0)

### Lounge Diner

4.78m x 4.24m (15'8 x 13'11)

### Study / Reception Room

2.95m x 2.34m (9'8 x 7'8)

## Utility

2.36m x 2.03m (7'9 x 6'8)

## First Floor

### Bedroom One

3.18m x 2.90m (10'5 x 9'6)

### Bedroom Two

2.49m x 2.13m (8'2 x 7'0)

### Bedroom Three

2.77m x 2.03m (9'1 x 6'8)

## Bathroom

## Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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)

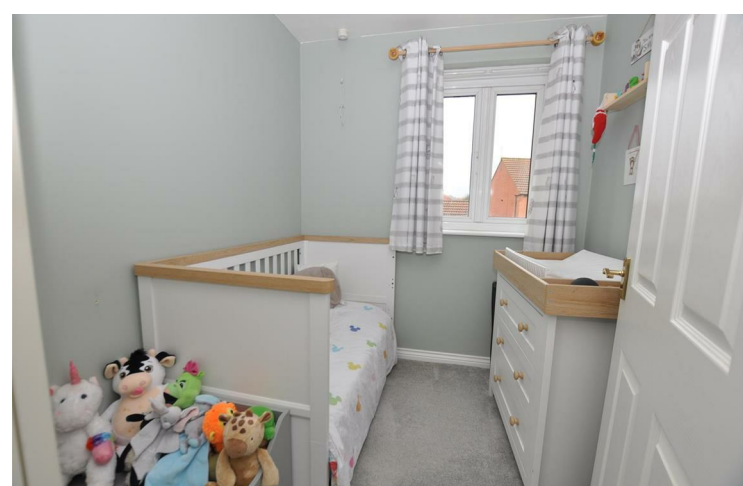
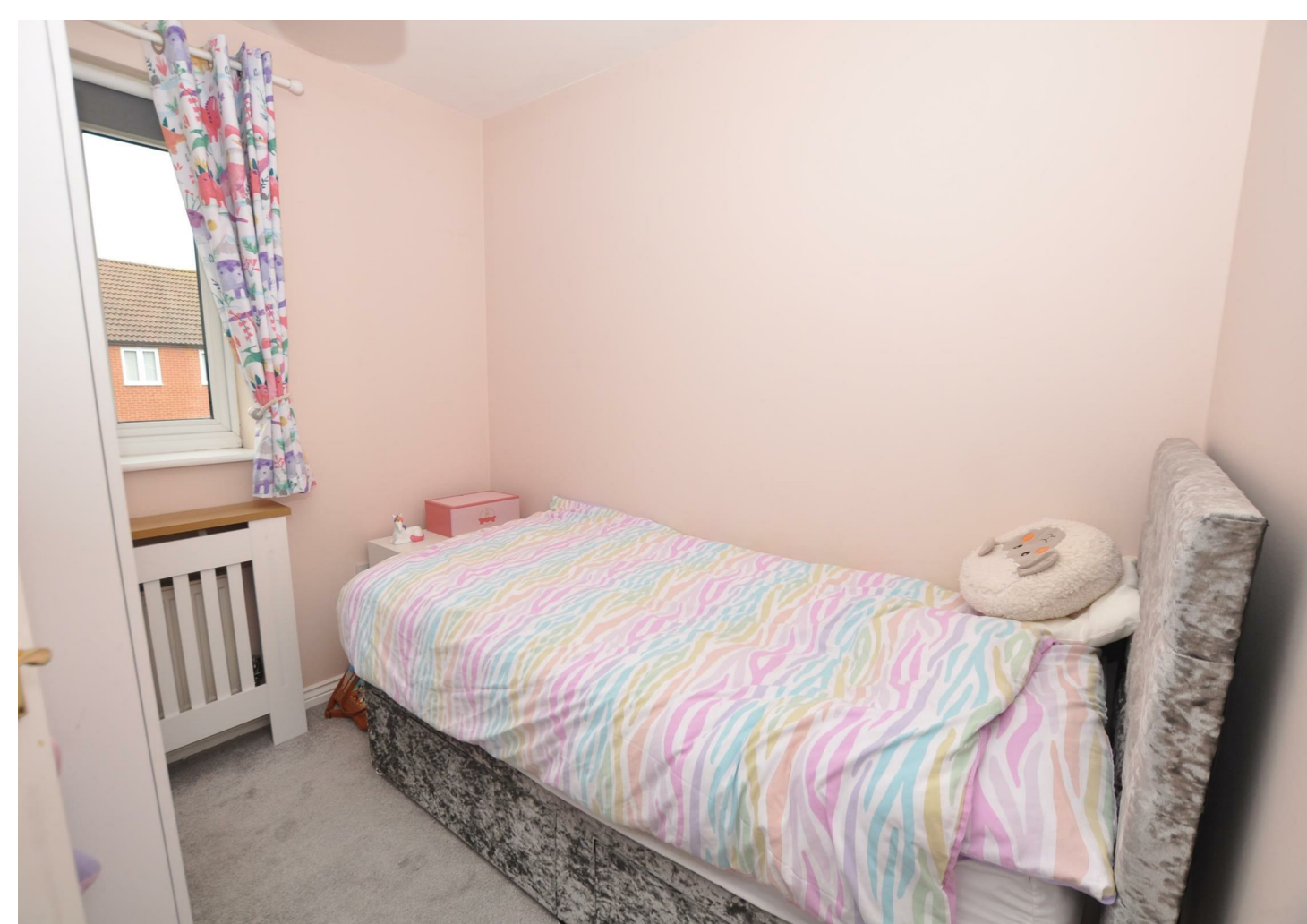
Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

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.

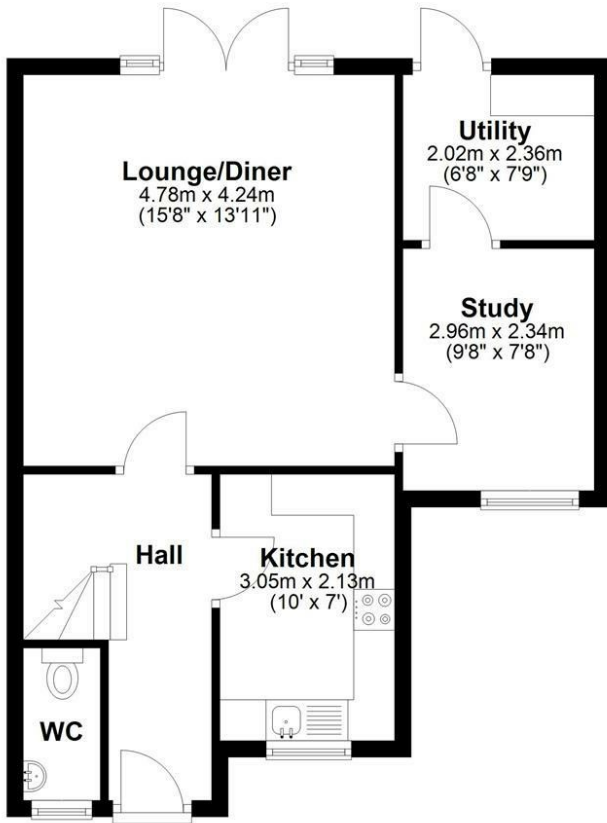
Draft details awaiting vendor approval and subject to change



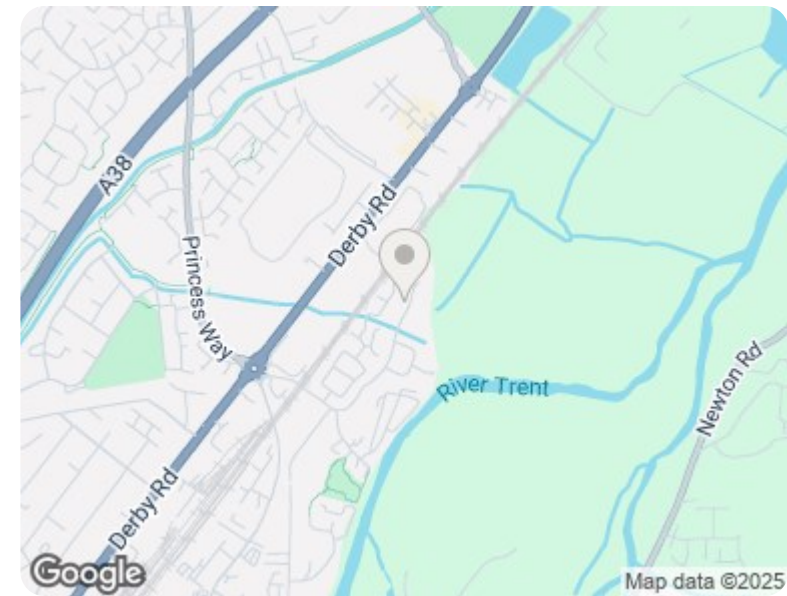
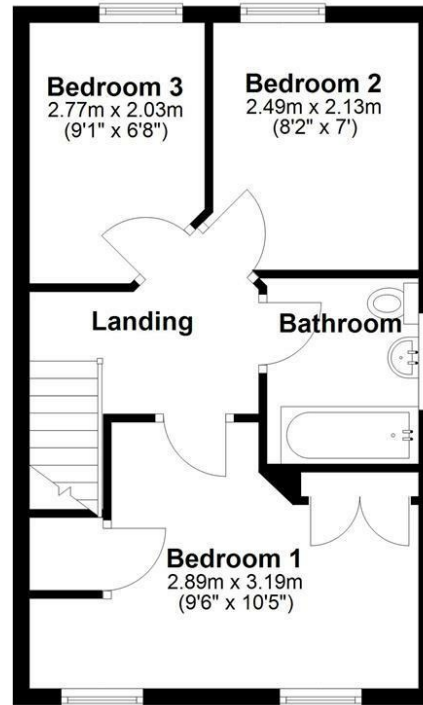




## Ground Floor




## First Floor



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Plan produced using PlanUp.

## Energy Efficiency Rating

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

**Council Tax Band B**

**Freehold**

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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>

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