



**Greenwood Road, Burton-On-Trent, DE15 9HD**

Nicholas  
**Humphreys**

**£192,500**

**\*\* Semi Detached \*\* No Upward Chain \*\* Three Bedrooms \*\* Conservatory \*\* Rear Garage \*\***

A traditional bay-fronted semi-detached family home, set within a popular residential location in Stapenhill, offered for sale with no upward chain and immediate vacant possession.

This well-proportioned home features a front lounge with bay window, open-plan dining kitchen, conservatory and guest WC, together with three bedrooms and a family bathroom to the first floor.

Outside offers a pleasant rear garden, single garage providing off-road parking, making this an ideal purchase for families or first-time buyers alike.



### **The Accommodation**

A traditional bay-fronted semi-detached family home, occupying a popular residential location in Stapenhill, set back from the road behind a front lawn garden with pathway leading to the front entrance door and side access to the rear garden. To the rear of the property there is the added benefit of off-road parking within a single garage, accessed from the shared rear vehicle access.

The accommodation opens with a welcoming reception hallway, having a staircase rising to the first-floor accommodation, a useful below-stairs storage cupboard and radiator. Positioned to the front elevation is the lounge, featuring a walk-in curved bay window with UPVC double-glazed window and radiator. To the rear of the property is the open-plan dining kitchen, fitted with a selection of base units together with preparation work surfaces, stainless steel single-drainer sink unit, built-in oven, four-ring electric hob and wall-mounted gas central heating boiler. The dining area provides ample space for a formal table and chairs, with radiator, UPVC double-glazed window and door leading through to the conservatory. The conservatory enjoys views over the rear garden, having UPVC double-glazed windows, polycarbonate roof, radiator, rear access door to the garden and an internal door leading to the guest WC, fitted with a low-level WC.

To the first floor, the landing has an original single-glazed window to the side elevation and access to the loft space. There are two well-proportioned double bedrooms, positioned to both the front and rear aspects, each benefiting from built-in double wardrobes. A third good-sized single bedroom is located to the front elevation. The family bathroom is fitted with a three-piece white suite, comprising low-level WC, hand wash basin and panel bath with mixer shower attachment tap, together with radiator and UPVC double-glazed window to the rear.

Outside, the rear garden offers a patio area with steps rising to a lawned garden, alongside a gravelled section and gated access to the rear shared vehicle access. A single garage provides useful storage or parking.

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

### **Welcoming Hallway**

#### **Lounge**

3.40m x 3.28m (11'2 x 10'9)

#### **Open Plan Kitchen Diner**

5.33m x 2.92m (17'6 x 9'7)

#### **Guest WC**

#### **Conservatory**

5.23m x 2.13m (17'2 x 7'0)

#### **Bedroom One**

3.25m x 3.10m max (10'8 x 10'2 max)

#### **Bedroom Two**

2.95m x 2.74m to wardrobes (9'8 x 9'0 to wardrobes)

### **Bedroom Three**

2.11m x 1.98m (6'11 x 6'6)

### **Bathroom**

2.11m x 1.85m (6'11 x 6'1)

Property construction: Standard

Parking: Garage

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)

An on-site management fee may apply to all modern or new developments.

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, 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.

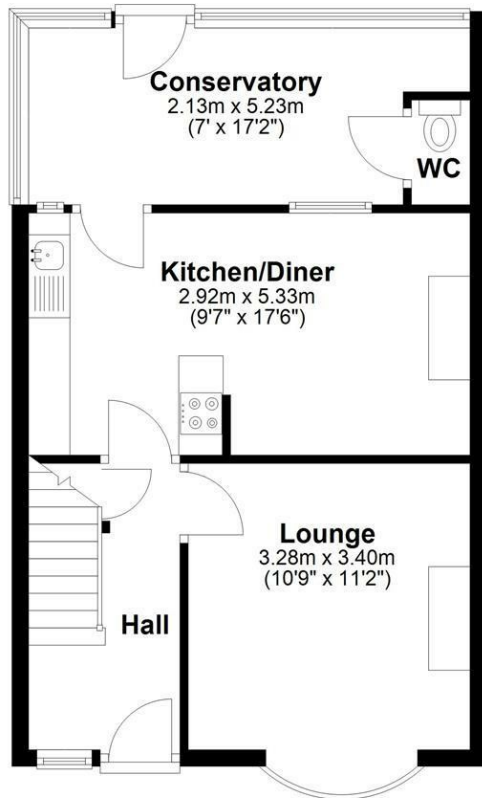
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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



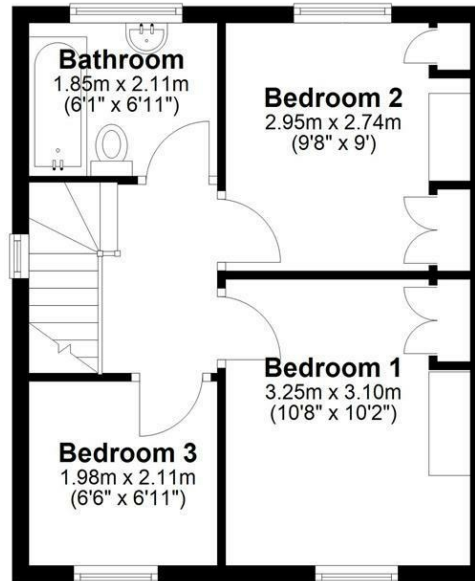




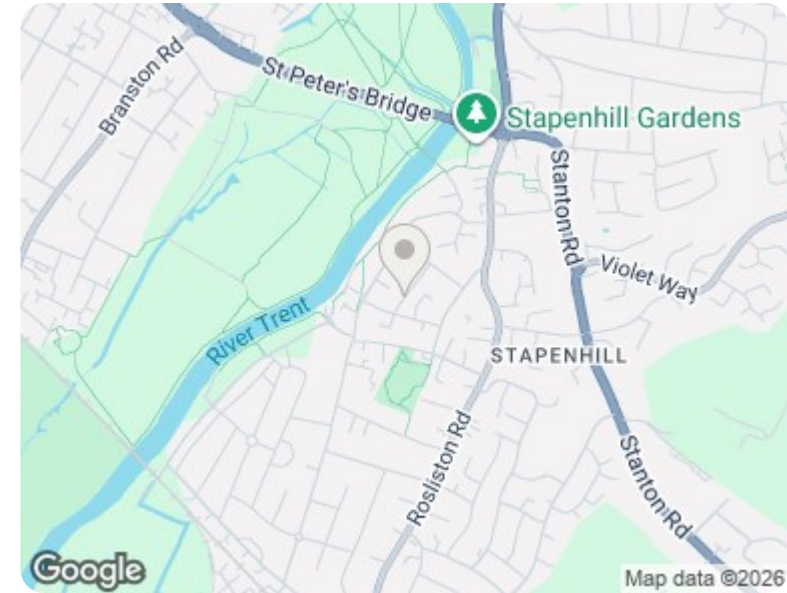
### Ground Floor



### First Floor



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

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

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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>

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