



Anslow Lane, Rolleston-On-Dove, Burton-On-Trent, DE13 9DS

Nicholas  
**Humphreys**

£375,000

**\*\* Property Video Available \*\* Detached Bungalow \*\* Delightful Aspect \*\* Village Location \*\***

Set along the sought-after Anslow Lane in the heart of Rolleston-on-Dove, this charming period detached bungalow enjoys a generous plot backing onto open fields. The accommodation includes a spacious lounge, open-plan kitchen dining room, two double bedrooms, and a central bathroom.

Outside, there is a large front garden, driveway with carport, single garage, and a mature rear garden with a garden room or home office. Offered with no upward chain and vacant possession, the property presents excellent potential for further extension, all within a desirable village location close to amenities and major transport links.



## The Accommodation

Situated along the highly desirable Anslow Lane in the heart of Rolleston-on-Dove, this charming period detached bungalow occupies a generous plot backing onto open fields and farmland, offering a rare opportunity to secure a home in one of Staffordshire's most sought-after villages.

The internal accommodation begins with a front entrance porch leading into a welcoming reception hallway. To the front of the property, a spacious lounge enjoys views across the front garden and surrounding countryside with a central heating back boiler positioned behind the gas fire supplying the central heating radiators, while the open-plan kitchen dining room spans the rear of the home. The kitchen area is fitted with a range of base units, drawers, and eye-level cupboards, with a built-in oven and hob, freestanding appliance space, and a window overlooking the rear aspect. The adjoining dining area benefits from built-in storage, access to a pantry, and a side window and door opening onto the driveway.

There are two double bedrooms, with the master positioned to the front and a second generously sized double bedroom located at the rear. A central bathroom serves the accommodation, fitted with a low-level WC, pedestal hand wash basin, and bath, with a side-facing window.

Outside, the property is set back from the road behind an expansive front lawn garden with a block-paved driveway extending along the side of the home, leading through double gates to a carport. At the rear, a single garage complements a mature and extensive garden, complete with a central pathway, lawn, screen fencing, and a purpose-built garden room or home office, all enjoying an open outlook over fields and farmland. With the benefit of no upward chain and immediate vacant possession, this unique bungalow offers excellent potential for further extension and enhancement, subject to the necessary consents.

Rolleston-on-Dove itself boasts a welcoming village atmosphere, offering local shops, amenities, public houses, and excellent transport links via the nearby A38 and A50 road networks. Viewings are strictly by appointment only.

## Entrance Porch & Hallway

### Lounge

3.81m x 3.66m (12'6 x 12'0)

### Kitchen Area

2.57m x 1.68m (8'5 x 5'6)

### Dining Room

4.98m max x 3.33m max (16'4 max x 10'11 max)

### Bedroom One

3.63m x 3.63m (11'11 x 11'11)

### Bedroom Two

3.63m x 3.02m (11'11 x 9'11)

## Driveway & Gardens

Draft details awaiting vendor approval and subject to change

## Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

The property is currently being processed through probate and therefore this can cause delay to the purchase process.

Awaiting EPC inspection

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: E

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)

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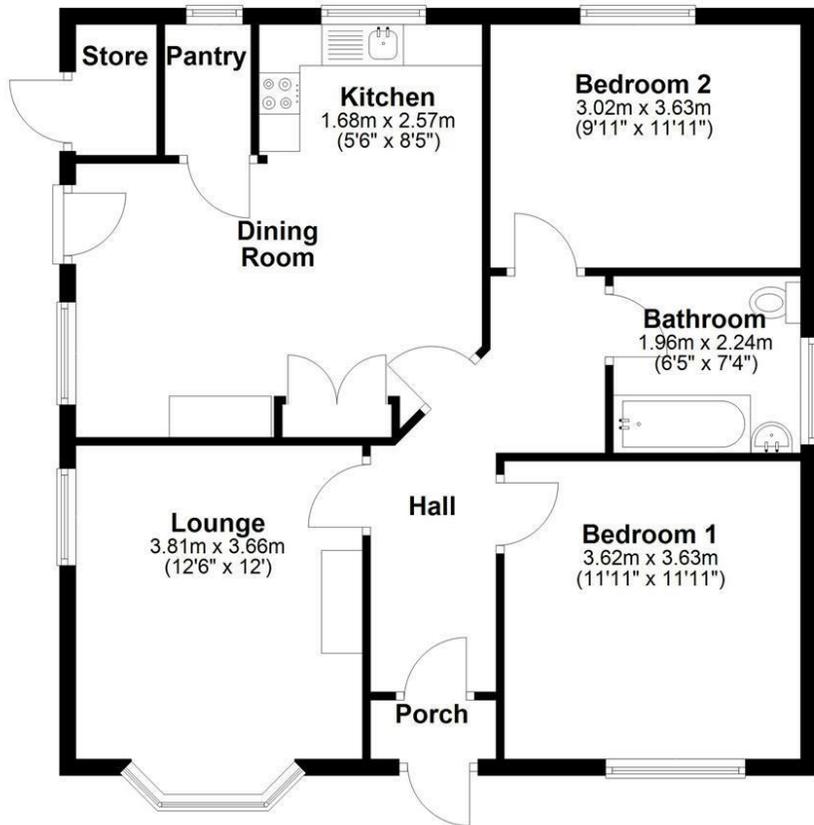
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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







### Ground 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.

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>		
(55-68) <b>D</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	

## 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>