



Shakespeare Road, Burton Upon Trent, DE14 2RS

Nicholas  
Humphreys

£250,000

**\*\* Annex & Extended Semi Detached House \*\* Three Main House Bedrooms + Annex with Accommodation \*\***

An impressive extended semi-detached family home in the popular Horninglow area of Burton-on-Trent, offering generous living accommodation and the added benefit of a self-contained annex within the rear garden.

The main extended home includes two reception rooms, an extended dining kitchen, ground floor shower room, three bedrooms and family bathroom, while the annex provides its own reception room, double bedroom and shower room.

With a double-width driveway, patio-style rear garden, gas central heating to the main dwelling and electric heating to the annex, this versatile property is ideal for the growing or extended family.



## The Accommodation

An impressive extended family semi-detached home, located on Shakespeare Road within the popular Horninglow area of Burton-on-Trent, offering generous and versatile extended accommodation together with the additional benefit of a self-contained annex positioned within the rear garden.

The property is set back from the road behind a double-width driveway, with a front entrance door opening into the welcoming hallway. The hallway has a staircase rising to the first floor and gives access through to the front reception room, which features a UPVC double-glazed window, radiator and laminate flooring. A further door leads through to the extended dining room, continuing with laminate flooring and enjoying UPVC double-glazed doors with windows to either side, opening directly onto the rear garden.

The extended dining kitchen is fitted with a comprehensive range of grey gloss-fronted base cupboards and drawers with matching eye-level wall units, preparation work surfaces, a five-ring gas hob with extractor hood above, built-in double oven and freestanding appliance spaces for a washing machine, tumble dryer and fridge freezer. The kitchen also benefits from a UPVC double-glazed window to the rear aspect, radiator and access through to the rear hallway.

The rear hallway provides a double-glazed door leading out to the rear garden, a useful under-stairs storage cupboard and access to the ground floor shower room. The shower room is fitted with a WC, hand wash basin and shower area with self-draining floor and glass shower screen, with shower attachment to be fitted, currently mixer tap, together with a UPVC double-glazed window to the side aspect and heated chrome towel rail.

To the first floor, the accommodation provides three generously proportioned bedrooms. The master double bedroom is positioned to the front aspect, while the second bedroom enjoys views over the rear garden. The family bathroom is fitted with a low-level WC, pedestal hand wash basin with storage cupboard below and bath with mixer tap and shower screen, complemented by a radiator and UPVC double-glazed windows to the rear aspect. The first floor landing also houses the gas combination boiler within the airing cupboard, supplying the central heating and hot water to the main dwelling.

Outside, shared gated access leads to the patio-style rear garden, finished with block paving and providing access to the separate annex. The annex offers a highly versatile self-contained space, ideal for extended family use, guests or those requiring additional independent accommodation. It has its own entrance door leading into a hallway, a reception room with UPVC double-glazed window, a double bedroom to the rear with skylight window and a fitted shower room comprising WC, hand wash basin and shower set above a self-draining floor, with UPVC double-glazed window. The annex benefits from electric heating separate to the main house.

Located within the popular Horninglow area, close to Burton town centre and local amenities, this impressive extended home offers excellent flexibility for the growing family and must be viewed to appreciate the accommodation on offer. All viewings are strictly by appointment only.

## Front & Side Hallways

### Lounge

14'9 max x 11'11 max into recess

### Dining Room

14'2 max x 11'1 max

### Kitchen Diner

18'4 max x 11'5 max

## Ground Floor Shower Room

## First Floor

### Bedroom One

11'10 x 11'3

### Bedroom Two

14'0 max x 8'9 max

### Bedroom Three

10'7 x 6'5

### Bathroom

7'5 x 5'8

### Annex

### Hallway

7'7 x 6'11

### Lounge

15'7 x 10'10

### Bedroom

13'2 x 8'0

### Shower Room

6'7 x 5'1

Awaiting EPC inspection

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas in main house. Electric heaters in annex

Council Tax Band: A. The Annex could be subject to additional council tax upon the sale of the property.

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

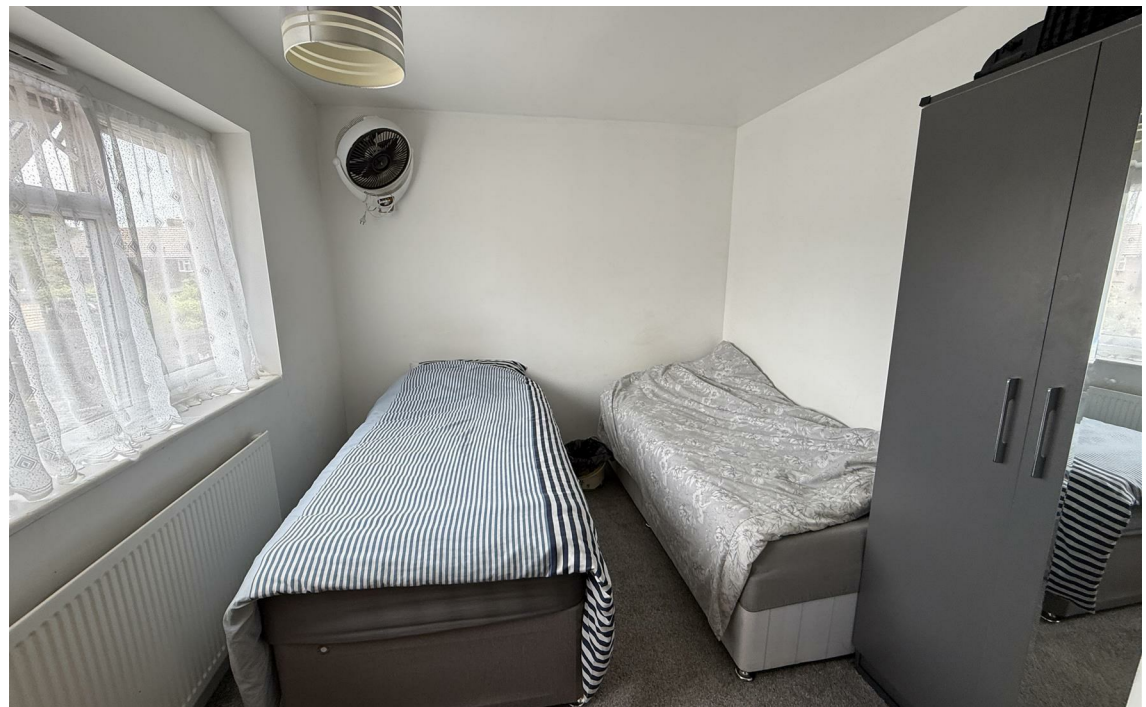
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance 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.

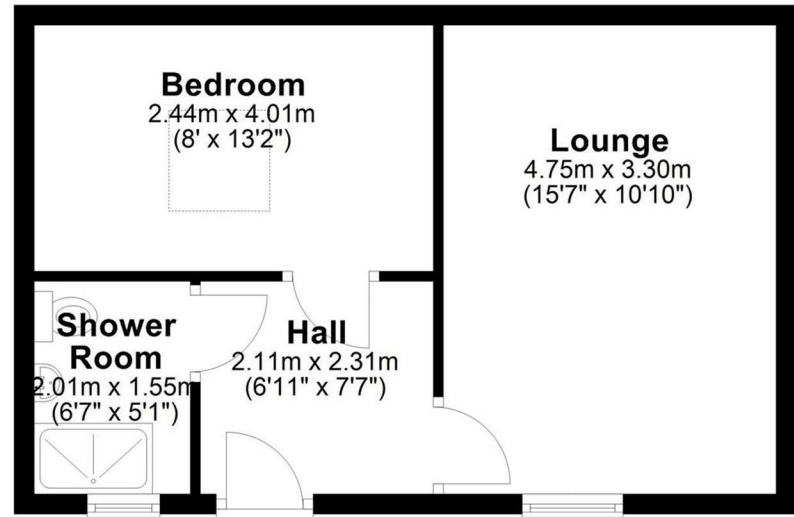
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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



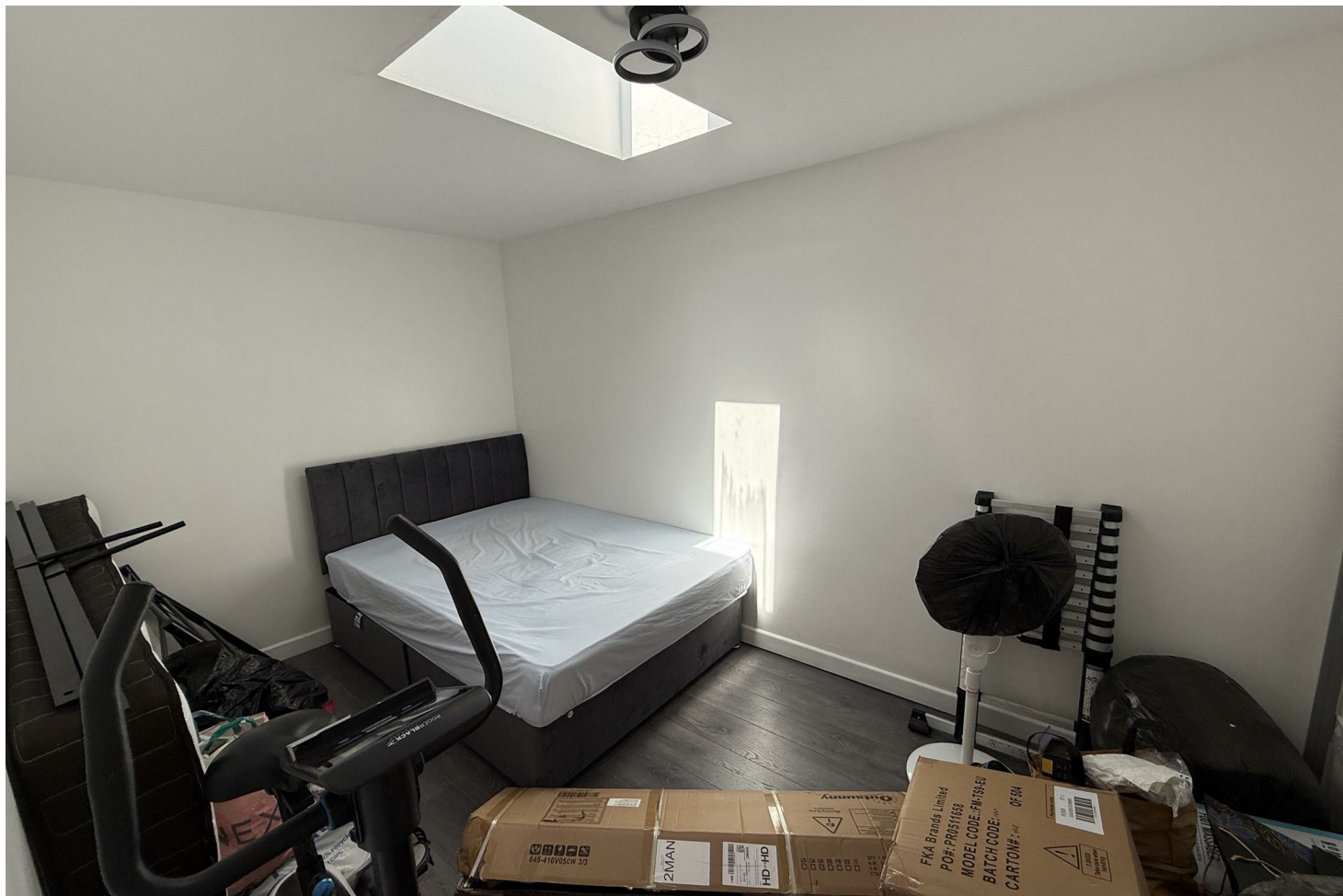




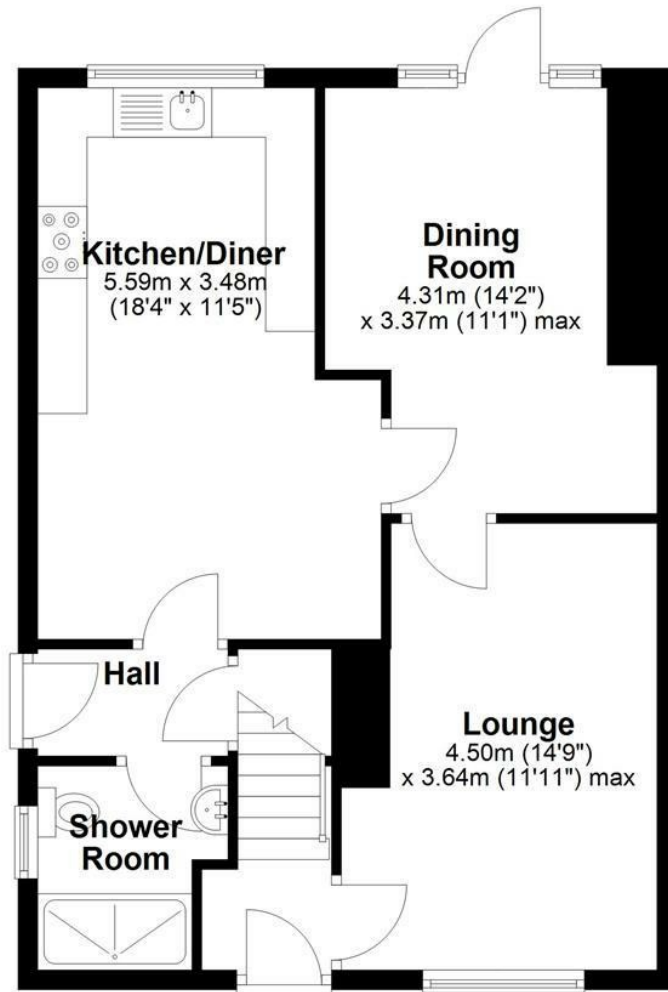


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used

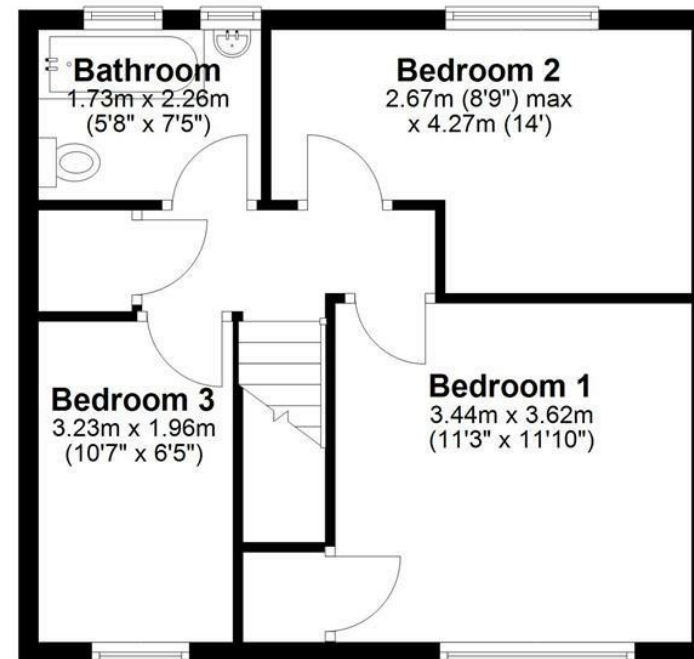




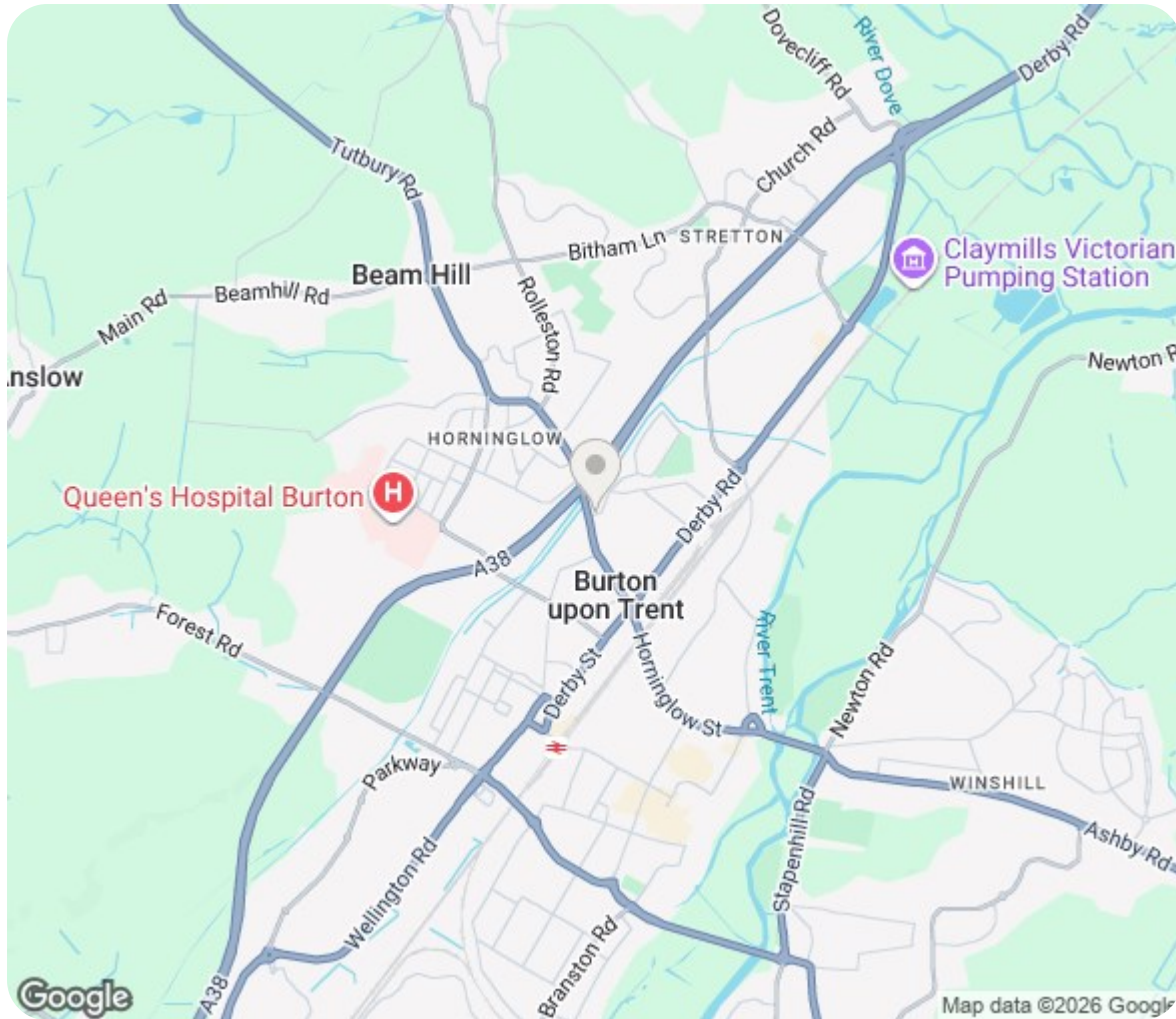
## Ground Floor




## 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>		
(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	

**Council Tax Band A      Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## 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>

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