



Blythfield, Burton-On-Trent, DE14 1TU

Nicholas
Humphreys

Offers Over £180,000

A unique three-storey end townhouse enjoying an enviable cul-de-sac position with attractive views across the River Trent.

Offering versatile accommodation including up to four bedrooms, an integral garage and an open-plan first floor dining kitchen alongside an open plan lounge, the property is ideally located within walking distance of Burton town centre and the River Trent Washlands. The master bedroom on the top floor has an en-suite shower and an attractive front aspect of the River Trent. The ground floor sitting room is a versatile space which can offer an optional fourth bedroom if needed.

Requiring moderate modernisation and improvement, this spacious home presents an excellent opportunity for buyers looking to create their ideal family home. Benefiting from a driveway, enclosed rear garden, garage and offered with no upward chain and immediate vacant possession.

Early viewing is highly recommended.



The Accommodation

A unique three-storey end townhouse enjoying an enviable position within a peaceful cul-de-sac, offering attractive views across the River Trent. Situated close to Burton town centre and within walking distance of the picturesque River Trent Washlands, the property provides spacious and versatile accommodation ideally suited to a wide range of purchasers. An excellent opportunity to create a superb family residence. Offered for sale with no upward chain.

The accommodation is entered via a front entrance door leading into a welcoming reception hallway, featuring a single radiator, staircase rising to the first-floor living accommodation and internal doors leading to the guest cloakroom, integral garage and the ground floor sitting room, which could equally serve as a fourth bedroom. The guest cloakroom is fitted with a low-level WC and hand wash basin. The versatile sitting room enjoys a pleasant outlook over the rear garden through a uPVC double-glazed box bay window, together with a further uPVC double-glazed window and door providing direct access to the garden. The room also benefits from a double radiator and a concealed gas-fired central heating boiler. An internal door leads into the integral garage, which is fitted with an up-and-over entrance door.

The first floor provides an impressive open-plan living space, ideal for modern family living. The lounge area overlooks the rear garden through twin uPVC double-glazed windows and is complemented by a single radiator. The space flows seamlessly into the dining kitchen, which is fitted with a wide selection of base cupboards and matching eye-level wall units, together with a central island incorporating a single oven, four-ring gas hob and extractor hood above. There is a built-in fridge, ceramic tiled flooring and ample space for a breakfast table and chairs. A uPVC double-glazed box bay window to the front elevation enjoys delightful views across the River Trent.

The second-floor landing includes a useful built-in storage cupboard housing the hot water immersion cylinder supplying the domestic hot water system. The principal bedroom is positioned to the front of the property, featuring a walk-in bay window with attractive views across the River Trent, a single radiator and access to the en-suite shower room, fitted with a WC, hand wash basin and shower enclosure. Two further bedrooms are situated to the rear elevation, both served by the family bathroom, which is fitted with a white three-piece suite comprising a WC, hand wash basin and bath.

Outside, the property is set back from the road with a driveway providing off-road parking leading to the integral garage. A stone gravel frontage and useful bin store complete the front aspect. To the rear is an enclosed garden incorporating a paved patio seating area and lawn, providing an ideal space for outdoor enjoyment.

Conveniently positioned close to Burton town centre, the property enjoys easy access to a wide range of shops, restaurants, leisure facilities and everyday amenities, whilst the nearby River Trent Washlands offer attractive walks and open green space.

The property is offered for sale with no upward chain and immediate vacant possession. Internal accommodation is in need of moderate refurbishment, and general decoration, presenting an exciting opportunity for purchasers to modernise to their own taste. All viewings are strictly by appointment only

Hallway

Guest Cloakroom

Sitting Room / 4th Bedroom

4.67m max x 3.45m max into recess (15'4 max x 11'4 max into recess)

First Floor

Lounge Area

4.67m x 3.43m (15'4 x 11'3)

Kitchen Diner

4.57m max x 3.61m (15'0 max x 11'10)

Second Floor

Bedroom One

4.11m max x 3.10m (13'6 max x 10'2)

En-suite Shower Room

Bedroom Two

2.69m x 2.39m (8'10 x 7'10)

Bedroom Three

2.59m x 1.96m (8'6 x 6'5)

Garage

5.49m x 2.57m (18'0 x 8'5)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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

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.

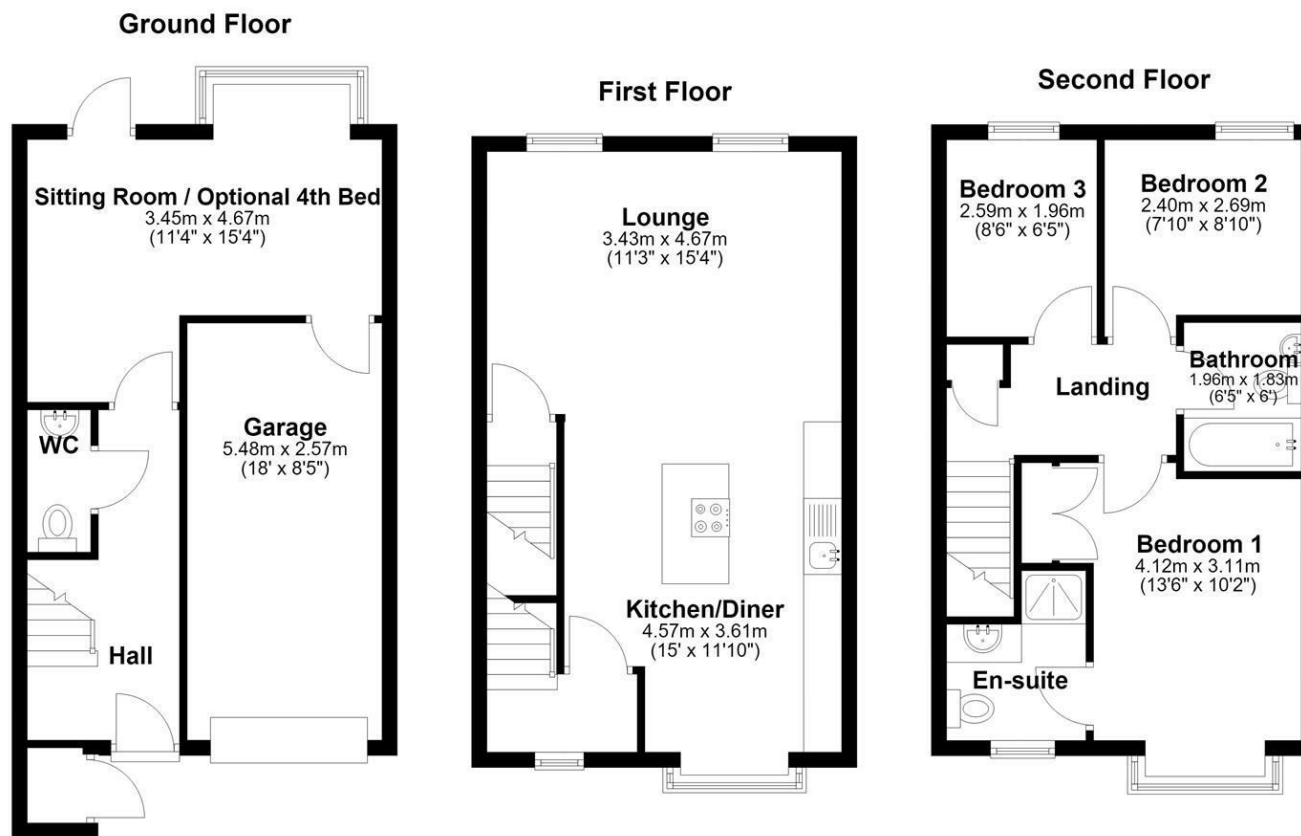
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

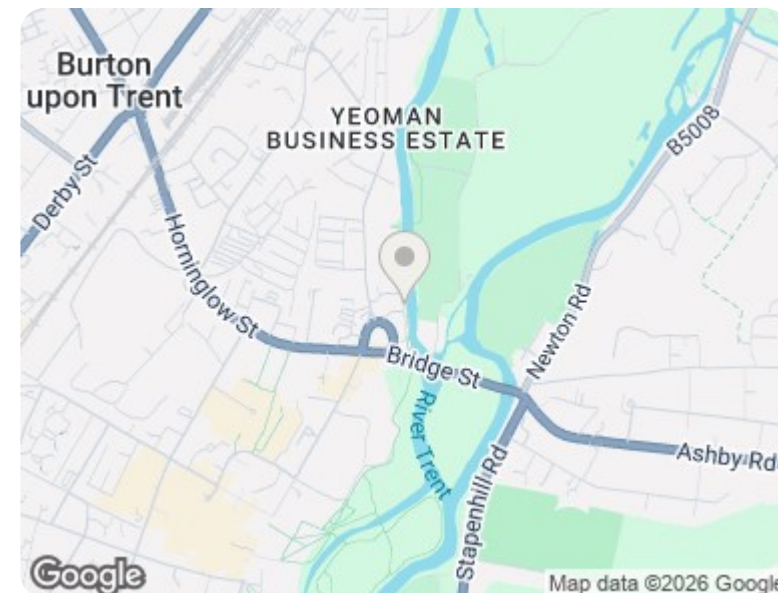








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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