



Carver Road, Burton-On-Trent, DE13 0GQ

Nicholas
Humphreys

£175,000

**** Modern Mid Town House ** Video Tour ** Three Generous Bedrooms ****

A well-presented mid-terrace family home set back from the road, benefitting from a block-paved driveway providing off-road parking and a modernised interior throughout. The accommodation opens via an enclosed porch into a welcoming hallway with ground-floor guest cloakroom and useful storage.

A particular highlight of the property is the contemporary refitted kitchen positioned on the front aspect, offering an extensive range of gloss-fronted units and a comprehensive selection of integrated appliances. To the rear of the home is a spacious open-plan lounge diner, enjoying French patio doors opening out onto the low-maintenance rear garden.

The first floor provides three generously proportioned bedrooms and a refitted family bathroom with P-shaped shower bath. Additional benefits include loft storage with drop-down ladder, gas central heating, UPVC double glazing and a low-maintenance rear garden with decking, patio, shed and rear pedestrian access.

An ideal family home or first-time purchase, offered in good decorative order throughout. Viewing is highly recommended and strictly by appointment only.



The Accommodation

The accommodation is set within a traditional mid-terrace property offering well-proportioned family living, set back from the road behind a block-paved frontage providing off-road parking. A double-glazed front entrance door opens into an enclosed porch, with UPVC double-glazed window to the front elevation and a further secure entrance door leading through to the reception hallway.

The hallway provides a welcoming first impression, with staircase rising to the first-floor accommodation, radiator, and a door through to a useful ground-floor guest cloakroom. The cloakroom is fitted with a WC and hand wash basin, alongside a generous walk-in storage cupboard and heated towel rail.

Positioned on the front aspect of the home is a modern refitted kitchen, offering a wide selection of gloss-fronted base cupboards and drawers with matching eye-level wall units. The kitchen is well appointed with an extensive range of built-in appliances, including a full-height fridge and freezer, double oven, microwave, four-ring gas hob, wine cooler, concealed washing machine and dishwasher. Finished with ceramic tiled flooring, the kitchen also benefits from a UPVC double-glazed window to the front elevation, with doors providing access to both the lounge diner and the hallway.

Occupying the rear aspect of the property is the open-plan lounge diner, a light and spacious living area enjoying a UPVC double-glazed window and French patio doors opening out onto the rear garden and decked seating area. The room is finished with two radiators, and ample space for both seating and dining furniture.

To the first floor, the landing provides access to the loft via a drop-down ladder, offering additional storage, along with an airing cupboard housing the gas-fired central heating boiler. The property offers generously proportioned bedrooms, with the main bedroom positioned on the rear aspect and benefiting from built-in double wardrobes and a radiator. A further double bedroom also features built-in wardrobes, while the third bedroom enjoys an outlook over the rear garden and space for a double bed.

The family bathroom has been refitted with a contemporary three-piece white suite, comprising a low-level WC, hand wash basin, and a P-shaped shower bath with central mixer tap and twin-headed thermostatic shower. The bathroom is finished with tiled flooring, heated towel rail, shaver point, and a UPVC double-glazed window.

Outside, the rear garden has been designed for low maintenance, featuring a paved patio area, raised decking, garden shed, and gated rear pedestrian access.

The home is well presented throughout and benefits from gas central heating and UPVC double glazing. All viewings are strictly by appointment only.

Enclosed Porch

Reception Hallway

Guest Cloakroom

Modern Fitted Kitchen

3.43m x 2.82m (11'3 x 9'3)

Lounge Diner

6.58m max x 3.58m max (21'7 max x 11'9 max)

Bedroom One

3.48m x 3.10m (11'5 x 10'2)

Bedroom Two

3.48m x 2.87m (11'5 x 9'5)

Bedroom Three

3.00m max x 2.84m max (9'10 max x 9'4 max)

Bathroom

1.96m x 1.65m (6'5 x 5'5)

Driveway & Rear Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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.

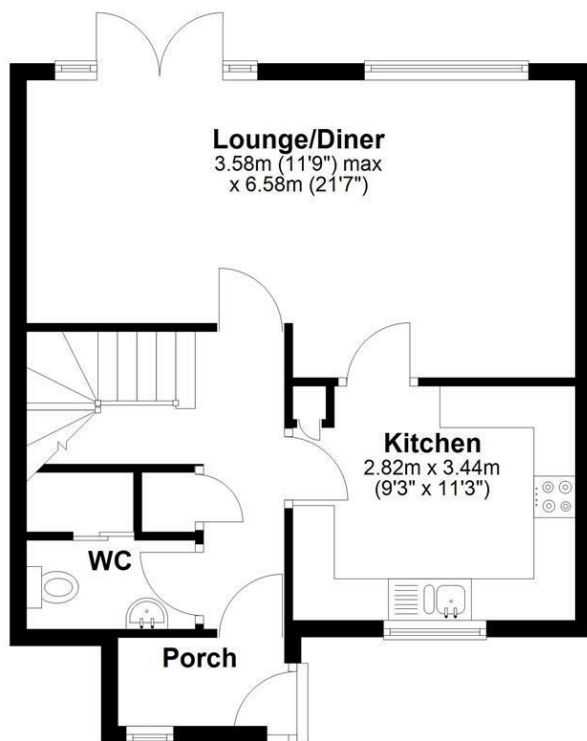
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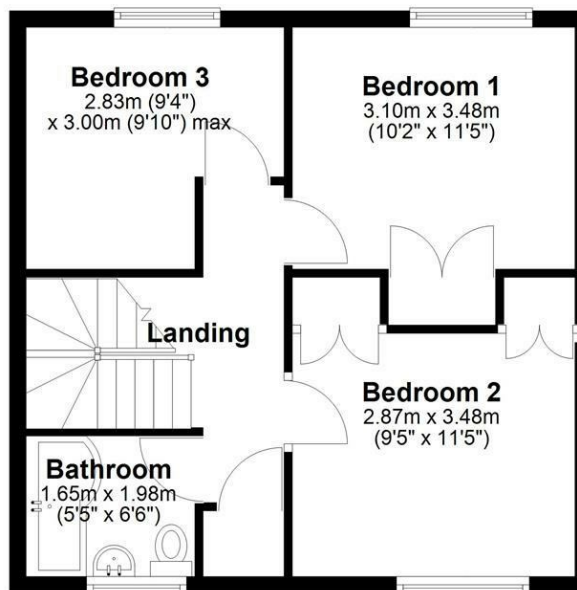




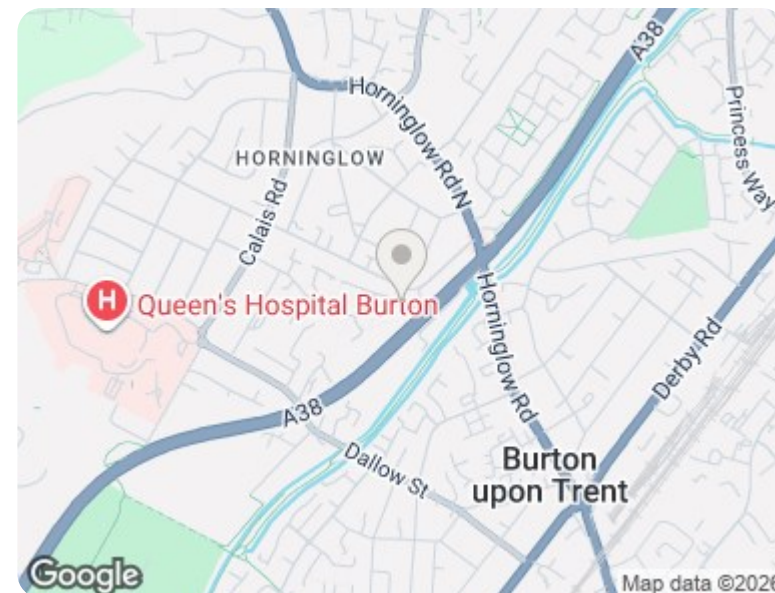
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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