



**\*\* Traditional Mid Terrace \*\* Lounge & Dining Room \*\* Potential Rear Driveway \*\* Three Bedrooms \*\***

A well-presented traditional mid-terrace home, ideal for first-time buyers or investors, offering two spacious double bedrooms with a versatile third bedroom/dressing room. The property features two reception rooms, a fitted kitchen and ground floor bathroom, along with a rear garden and potential off-road parking via gated access (annual charge applies).

Conveniently located for Burton town centre and excellent commuter links via the A38. Early viewing is highly recommended.

### The Accommodation

A well-presented traditional mid-terrace home, ideally suited to the first-time buyer or investor alike, conveniently positioned on Welmore Road within easy reach of Burton town centre and the A38, providing excellent commuter links to Derby, Lichfield and beyond.

The accommodation begins with a UPVC front entrance door opening into a welcoming front reception room, currently used as a dining room. This attractive space features exposed wooden flooring, a UPVC double-glazed window to the front elevation and a radiator. A door leads through to the separate sitting room, positioned on the rear aspect of the property, which offers a useful below-stairs storage cupboard, staircase rising to the first floor, single radiator, and an original built-in cabinet with stripped pine doors. A UPVC double-glazed door provides access out to the rear garden, whilst an internal door leads through to the kitchen.

The kitchen is fitted with a range of base cupboards and drawers with matching eye-level wall units, together with a built-in oven, four-ring gas hob and a one-and-a-half bowl single drainer sink unit. There is freestanding appliance space for a washing machine, a UPVC double-glazed window and rear access door, with ceramic tiled flooring continuing through to the ground floor bathroom.

The bathroom is fitted with a three-piece white suite comprising low-level WC, hand wash basin and panelled corner bath with mixer shower tap over. Complementary wall tiling, a heated towel rail and a UPVC double-glazed window complete the room.

To the first floor, the property offers two spacious double bedrooms, with the master positioned on the front elevation with an original cast iron fire surround. The second double bedroom sits to the rear and benefits from a built-in over-stairs storage cupboard, UPVC double-glazed window, cast iron fire surround and a through door leading into the third bedroom, which could also lend itself to use as a nursery, dressing room or home office. The interior accommodation is UPVC double glazed and gas centrally heated via the gas fired combination boiler located within the third bedroom.

Outside, the property enjoys a rear garden, mainly laid to lawn with a gravelled seating area, together with the added benefit of potential off-road parking to the rear, accessed via private gated entry at an annual cost of £70 plus VAT (£84.00). This traditional home combines character features with practical living space in a convenient location, and all internal viewings are strictly by appointment only.

Dining Room  
120 x 119

Lounge  
120 x 119

Kitchen  
74 x 6'3

Ground Floor Bathroom  
6'3 x 5'4

Bedroom One  
120 x 119

Bedroom Two  
11'10 x 11'9

Bedroom Three  
9'8 x 6'4

Rear Garden With Rear Vehicle Access

Property construction: Standard

Parking: Potential, the rear vehicle access is charged privately at £84 for the year 2026. locked gate with keys issued to residents. Private access not in property title deed.

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/> 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.

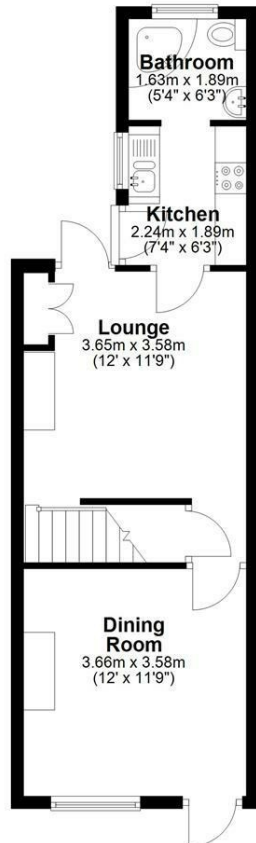
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

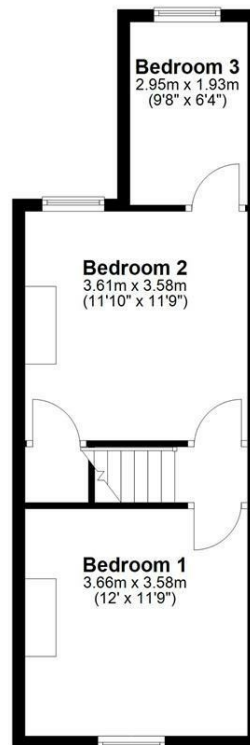




**Ground Floor**



**First Floor**



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.



**Council Tax Band A Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>58</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	

**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>