



St Peters Street, Stapenhill, Burton on trent, DE15 9AW

Nicholas  
Humphreys

£250,000

**\*\* Historic Building \*\* Generous Plot \*\* Rear Parking \*\* Re-furnishment Project \*\* Five Bedrooms \*\***

A traditional detached cottage, originally formed from two dwellings, offering spacious and versatile accommodation throughout. The property includes multiple reception rooms, two bathrooms, five bedrooms, and a generous kitchen diner, together with extensive gardens, ample parking, and a detached workshop.

Retaining immense character and potential, this charming home requires a degree of modernisation and improvement — offered with viewings strictly by appointment only.



## The Accommodation

A traditional detached cottage, originally formed from two dwellings, offering spacious and versatile accommodation set within a generous mature plot.

The home opens with a front entrance door leading into a welcoming hall, with internal doors giving access to a series of charming reception rooms.

To the front elevation is a cosy sitting room, featuring an exposed chimney breast, ceiling beams, and a wood-framed window, with a door leading through to the lounge. The lounge enjoys a further feature fireplace, staircase rising to the first-floor accommodation, access down to the cellar, and wood-framed windows to both the front and rear aspects.

A connecting inner hallway provides a secondary front entrance door and leads through to the dining room, which benefits from windows to both front and rear elevations, a feature brick fireplace, and a useful built-in storage cupboard.

The kitchen diner is positioned to the far end of the building and features windows to both sides, fitted base units and matching wall cupboards, preparation work surfaces with built-in oven and hob, and a staircase rising to the first floor. A door from the kitchen leads through to the utility area, offering appliance space, fuse board, and a rear access door. The utility also provides access to the ground floor wet room, fitted with WC, hand wash basin, and electric shower over a self-draining tiled floor, with window to the rear aspect.

To the first floor, the spacious landing offers attractive views across the extensive rear gardens, with internal doors leading off to five well-proportioned bedrooms, all positioned along the front elevation of the building, each with individual windows and door access from the open landing. The principal bedroom, located to the far left of the dwelling, features a chimney breast and front-facing window.

The family bathroom is fitted with a four-piece suite comprising WC, hand wash basin, panel bath, and separate shower cubicle, with window to the rear elevation. The home benefits from gas central heating via a gas-fired combination boiler housed within the bathroom.

Whilst the property would benefit from a degree of modernisation and improvement, it retains immense character and potential.

## Outside

There is shared vehicular access to the side of the property, leading to a generous driveway providing ample off-road parking and turning space. The extensive rear garden offers a high degree of privacy, being mainly laid to lawn with mature borders and a range of established trees and shrubs, together with a detached, purpose-built workshop.

All viewings are strictly by appointment only.

## Sitting Room

4.24m x 3.96m (13'11 x 13'0)

## Lounge

4.24m x 3.66m (13'11 x 12'0)

## Dining Room

4.24m x 3.05m (13'11 x 10'0)

## Kitchen Diner

4.62m x 5.69m (15'2 x 18'8)

## Utility Area

2.92m x 1.47m (9'7 x 4'10)

## Shower Room

2.92m x 2.67m (9'7 x 8'9)

## First Floor

### Bedroom One

4.27m x 3.96m (14'0 x 13'0)

### Bedroom Two

4.70m x 2.77m (15'5 x 9'1)

### Bedroom Three

4.04m max x 3.23m max (13'3 max x 10'7 max)

### Bedroom Four

4.11m max into recess x 2.46m max (13'6 max into recess x 8'1 max)

### Bedroom Five

3.35m max x 2.72m max (11'0 max x 8'11 max)

## Bathroom

2.95m x 2.92m (9'8 x 9'7)

## Rear Garden & Parking

Property construction: Traditional

Parking: Drive & Garage (Shared Access with neighbours)

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](http://www.gov.uk/government/organisations/environment-agency)

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

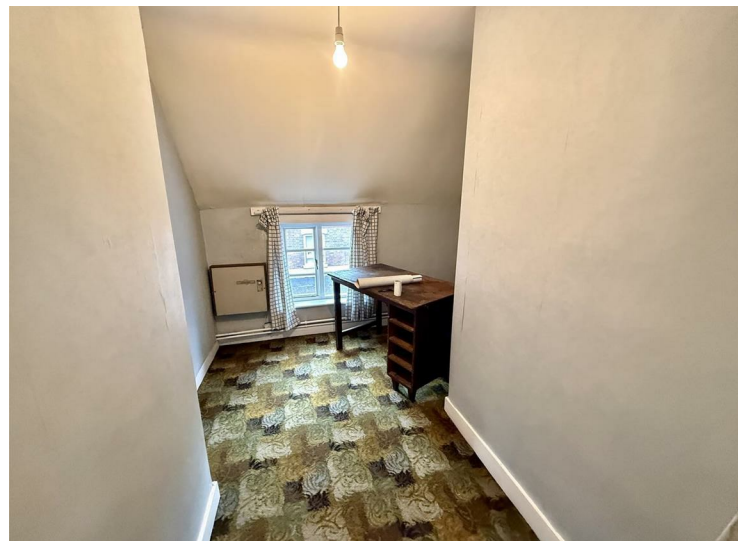
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information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

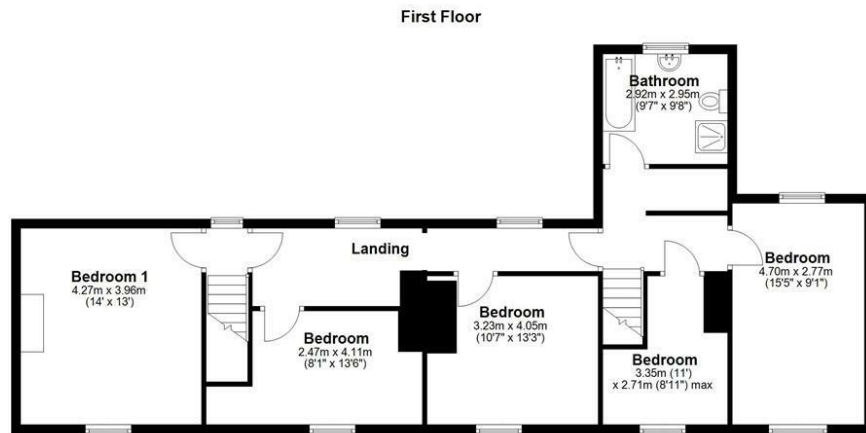
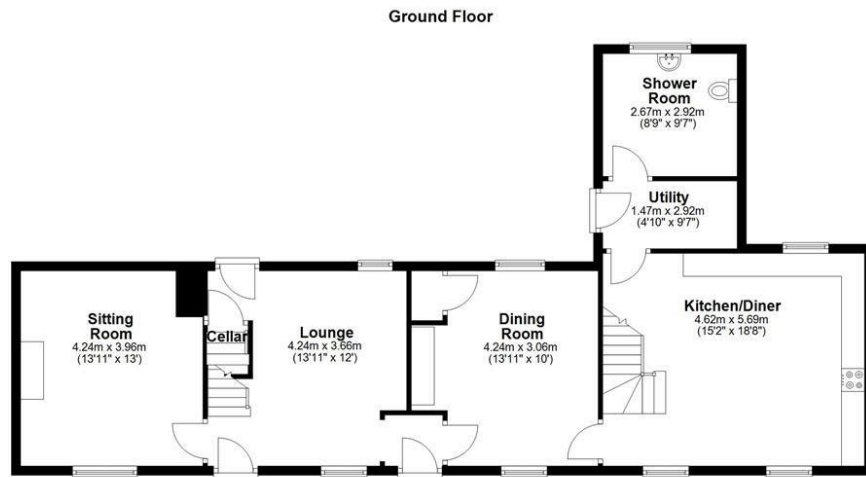
Draft details awaiting vendor approval and subject to change

Title Plans - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position and opinion, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. All title plan confirmation to be taken from your legal advisors before completion to satisfy yourself to the exact boundaries this property has before legal completion of your purchase. The vendors believe the home has vehicle access as it has for many years, however shared with the neighbouring properties.

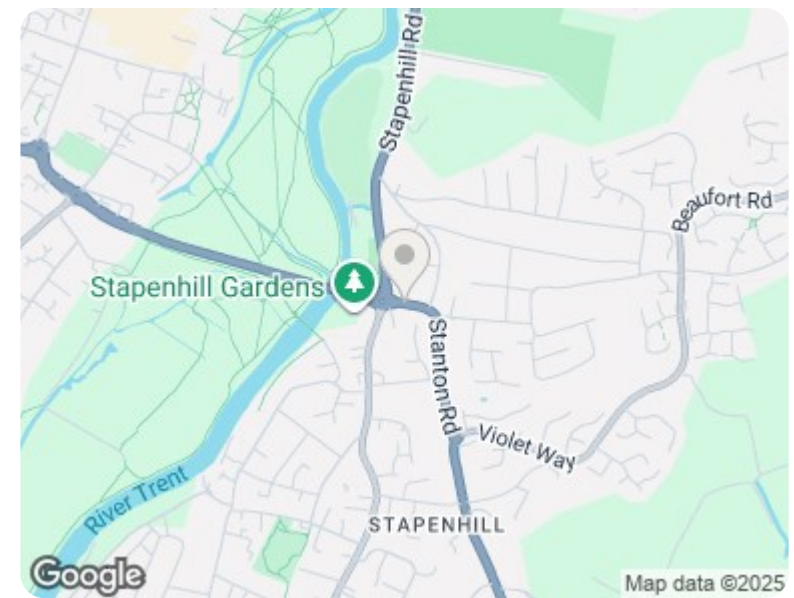









NICHOLAS HUMPHREYS. This floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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	

**Council Tax Band C**

**Freehold**

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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>

**01283 528020**

**NICHOLASHUMPHREYS.COM**

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