



Barley Close, Burton-On-Trent, DE14 2SX

**Nicholas
Humphreys**

Asking Price £165,000

**** Modern End Town House ** No Upward Chain ** Two Bedrooms ** Driveway ****

A modern end-townhouse occupying a popular residential position on the edge of Stretton, offered for sale with no upward chain and immediate vacant possession. Benefiting from rear parking and an enclosed rear garden with workshop, the accommodation includes a welcoming entrance hallway, spacious lounge with feature fireplace, fitted dining kitchen with built-in oven & hob, two generous double bedrooms and a modern bathroom fitted with a white three-piece bathroom suite.

Conveniently located within walking distance of local amenities and schools, this home is ideally suited to first-time buyers, downsizers or investors alike.



The Accommodation

A modern end-townhouse occupying a pleasant residential position on the edge of the village of Stretton, ideally suited to the first-time buyer, downsizer or investor alike. Set back from the road behind a front lawn garden, the property benefits from rear parking, an enclosed rear garden and is offered for sale with no upward chain and immediate vacant possession.

The internal accommodation opens with a UPVC double-glazed entrance door leading through to the welcoming reception hallway, having a double radiator, UPVC double-glazed window and staircase rising off to the first-floor accommodation. A glazed internal door leads through to the spacious lounge, featuring laminate flooring, a feature fireplace, double radiator and UPVC double-glazed window, with glazed French-style doors opening through to the dining kitchen.

The dining kitchen is fitted with a selection of light grey fronted base cupboards and matching eye-level wall units, incorporating a built-in oven with four-ring electric hob and extractor hood above. There is freestanding appliance space for a washing machine and further appliance space, alongside a recently fitted gas-fired combination boiler supplying the domestic hot water and central heating system. The room also benefits from a radiator, UPVC double-glazed window and door providing access out onto the rear garden.

To the first floor, the landing leads to two generously proportioned bedrooms. The master bedroom is positioned to the rear aspect and benefits from two UPVC double-glazed windows and radiator. The second double bedroom lies to the front elevation and offers a useful built-in double wardrobe together with an above-stairs storage cupboard. The centrally positioned bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and a P-shaped panel bath with shower over, complemented by a radiator and UPVC double-glazed window.

Outside, the enclosed rear garden enjoys a paved patio seating area with lawn beyond and a useful purpose-built workshop with timber double doors. Rear gated access leads to the allocated off-road parking space situated to the rear of the properties garden.

Barley Close is conveniently positioned within walking distance of a range of local amenities, schooling and commuter links, with all viewings strictly by appointment only.

Hallway

Lounge
4.29m x 3.61m (14'1 x 11'10)

Kitchen Diner
3.61m x 2.36m (11'10 x 7'9)

Bedroom One
3.61m x 2.29m (11'10 x 7'6)

Bedroom Two
2.44m x 2.64m min (8'0 x 8'8 min)

Bathroom
1.93m x 1.73m (6'4 x 5'8)

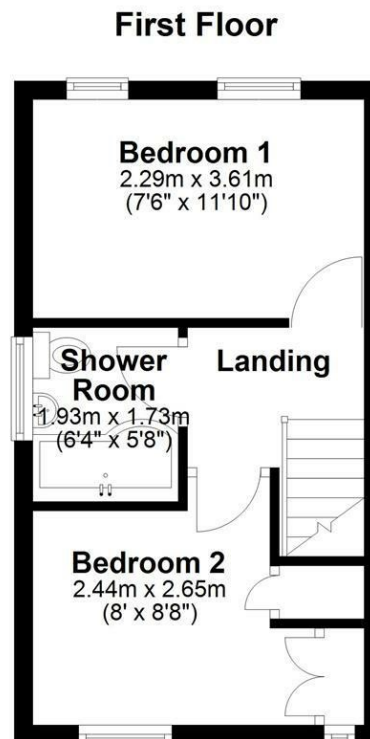
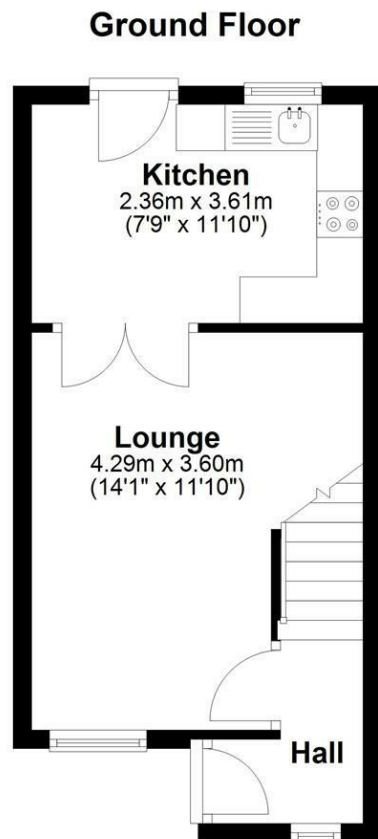
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: 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

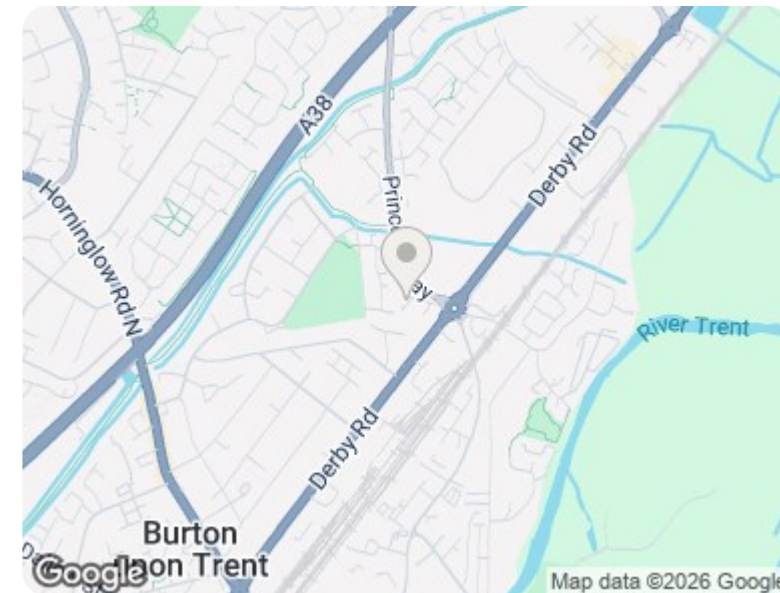








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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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