



Charnwood Road,, Burton-On-Trent, DE13 0PN

Nicholas
Humphreys

**Offers In The Region Of
£210,000**

Semi Detached Dormer Bungalow offering extended accommodation; in brief the home offers a reception hallway, an open plan lounge diner, extended kitchen, fitted bathroom and two ground floor bedrooms, one currently used as a separate dining room.

The first floor has a master bedroom, alongside a generous extended second bedroom and fitted bathroom. Outside the home has a good size block paved driveway leading to the garage, with side gate to the garden. Available to view, by appointment only.



The Accommodation

Offered for sale with vacant possession, this delightful dormer-style semi-detached property occupies a slightly elevated position, set back from the road with an extensive block-paved driveway providing off-road parking and access to the side garage.

The property is entered via an aluminium double-glazed side entrance door leading into the reception hallway, with staircase rising to the first floor, single radiator, and built-in storage cupboards.

Positioned to the front elevation, the open-plan lounge diner enjoys a feature fireplace with polished stone surround, a double-glazed window, and original parquet flooring. A glazed door provides access through to the extended kitchen.

The extended kitchen, located to the rear, offers a wide selection of base units and drawers with matching wall cupboards, built-in gas hob and oven, and freestanding appliance spaces. A double-glazed window and door open out to the rear garden, with an additional internal door leading into a versatile ground floor room.

This flexible room, positioned to the rear aspect, can serve as a bedroom or dining room. It features a useful under-stairs storage cupboard, single radiator, and sliding double-glazed patio doors opening directly onto the rear garden patio.

Concluding the ground floor is a further bedroom to the front, complemented by a single radiator and window to the elevation, along with a fitted shower room comprising WC, hand wash basin, shower enclosure, radiator, and complementary tiling.

The first-floor landing provides access to the principal accommodation. The master bedroom includes a built-in wardrobe, additional storage cupboard housing the gas-fired combination boiler, single radiator, and a double-glazed side window. An extension across the rear of the property provides a further double bedroom, also with radiator and window overlooking the garden. Completing this floor is a family bathroom, offering a three-piece suite with WC, hand wash basin and bath, radiator, and double-glazed window.

Externally, the home boasts a generous and impressive rear garden with paved patio and steps leading up to a tiered garden arranged over three levels, offering excellent outdoor space and views. To the side, a single garage provides further storage or an ideal workshop space, with side-gated access returning to the front elevation.

This charming home offers a flexible layout across two floors, ideal for families or those seeking versatile living space.

All viewings are strictly by appointment only.

- Property construction: Standard (extension Unknown)
- 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
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 is deceased estate going through probate which can cause delay to the purchase and sale process.

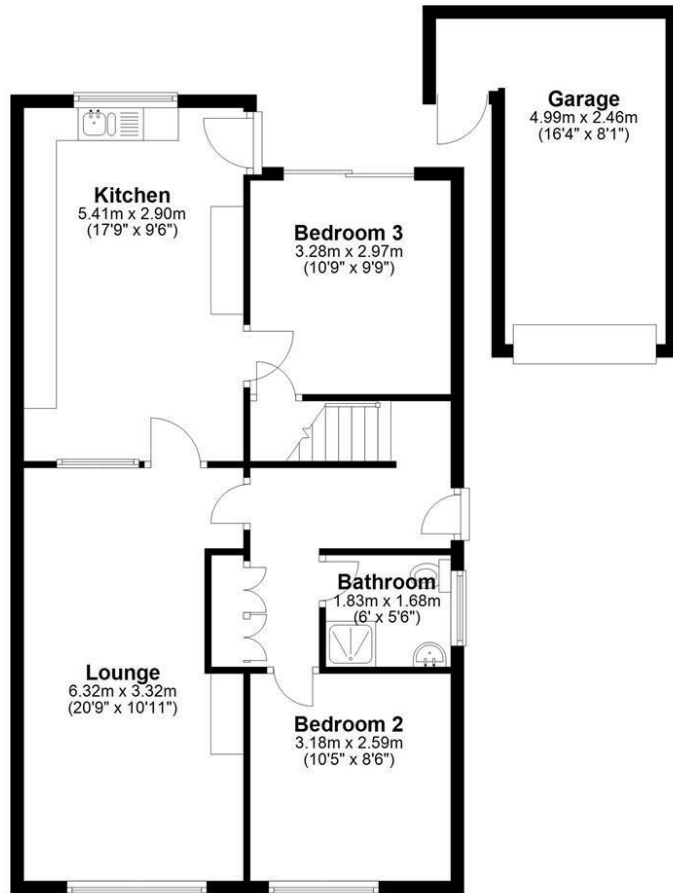
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This property is being marketed on behalf of a third-party marketing company, (move with us) you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you as the potential purchaser.
Draft details awaiting vendor approval and subject to change,



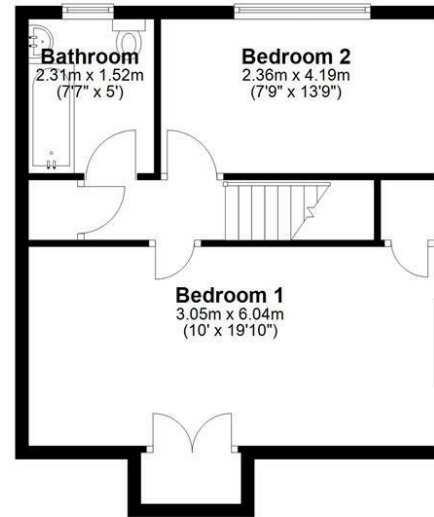




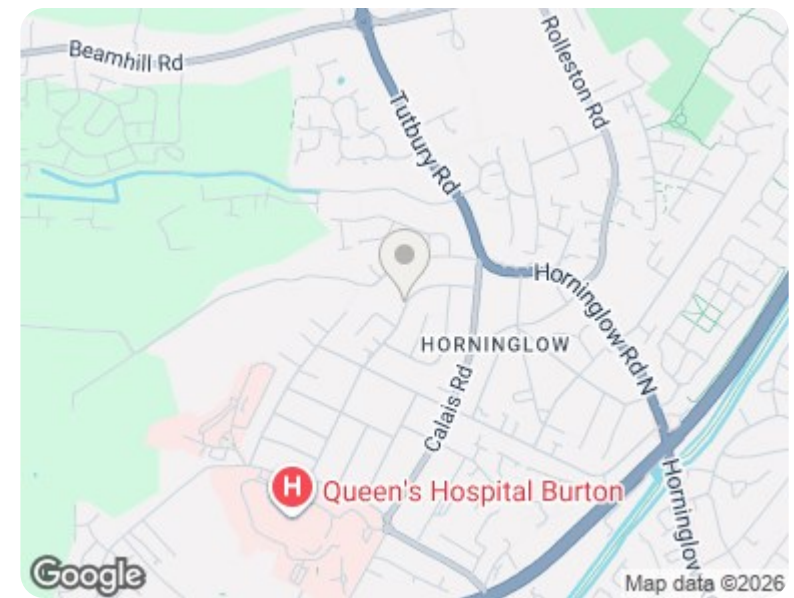
Ground Floor

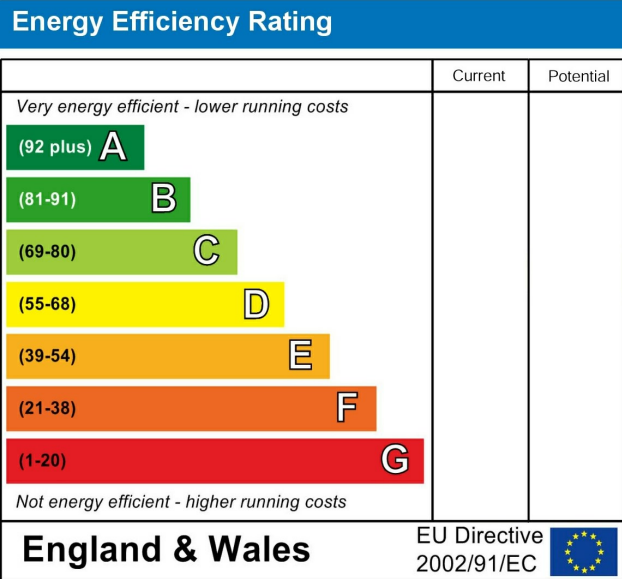


First Floor



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 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>

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