



A traditional mid-terrace home, ideal for the first-time buyer or investor, situated within a popular residential area of Stapenhill. The property offers an extended lounge diner with feature fireplace, fitted kitchen, utility area, and ground-floor bathroom.

The first floor provides two bedrooms, including a generous master bedroom to the front and a rear bedroom housing the modern Worcester combination boiler.

Outside, there is a shared access leading to a rear garden with paved patio and lawned area.

UPVC double-glazed and gas centrally heated throughout. Offered for sale with no upward chain and immediate vacant possession. Viewing strictly by appointment.

The Accommodation

A traditional mid-terrace property, ideal for the first-time buyer or investor alike, situated in a popular and convenient residential location close to local amenities and transport links.

The internal accommodation opens with a UPVC double-glazed front entrance door leading through to the extended lounge diner. This generous living space features laminate flooring, radiators, a feature fireplace, and a UPVC double-glazed window to the front elevation, providing excellent natural light. From the lounge, an inner lobby provides a single radiator, staircase rising to the first-floor accommodation, and a UPVC double-glazed door giving access to the rear garden, with a further door leading through to the fitted kitchen.

The kitchen offers a range of base cupboards and drawers with matching wall units, built-in oven, four-ring gas hob with extractor hood above, and a UPVC double-glazed window to the side aspect. There are freestanding appliance spaces, a radiator, and a door leading through to the utility area.

The utility area includes additional appliance space, a UPVC double-glazed window, and an internal door to the ground-floor bathroom. The bathroom is fitted with a three-piece white suite comprising a low-level WC, pedestal hand wash basin, and panel bath with electric shower over, along with a UPVC double-glazed window to the rear elevation.

To the first floor, the master double bedroom occupies the front aspect of the home, with laminate flooring, radiator, and UPVC double-glazed window. The second bedroom, positioned to the rear, also features laminate flooring, radiator, UPVC double-glazed window overlooking the rear garden, and a built-in cupboard housing the modern Worcester gas-fired combination boiler supplying domestic hot water and central heating.

Outside, a shared right of access runs between the terrace properties, leading to the enclosed rear garden with a paved patio area and lawned section located directly behind the property. Offered for sale with no upward chain and immediate vacant possession, this property presents an excellent opportunity for those seeking an affordable first home or investment opportunity in the Stapenhill area.

All viewings are strictly by appointment only

Property construction: Standard

Parking: None

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.

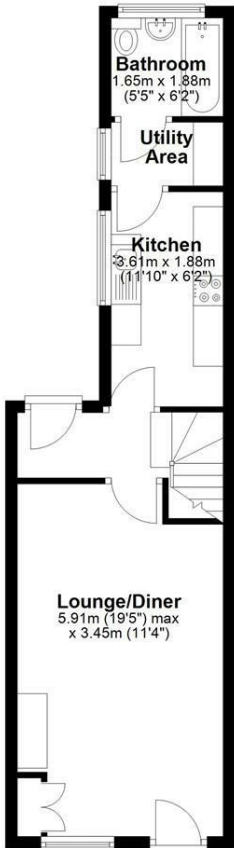
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided 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

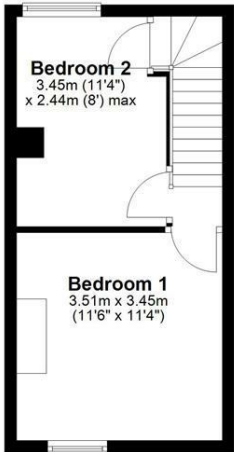




Ground Floor



First Floor

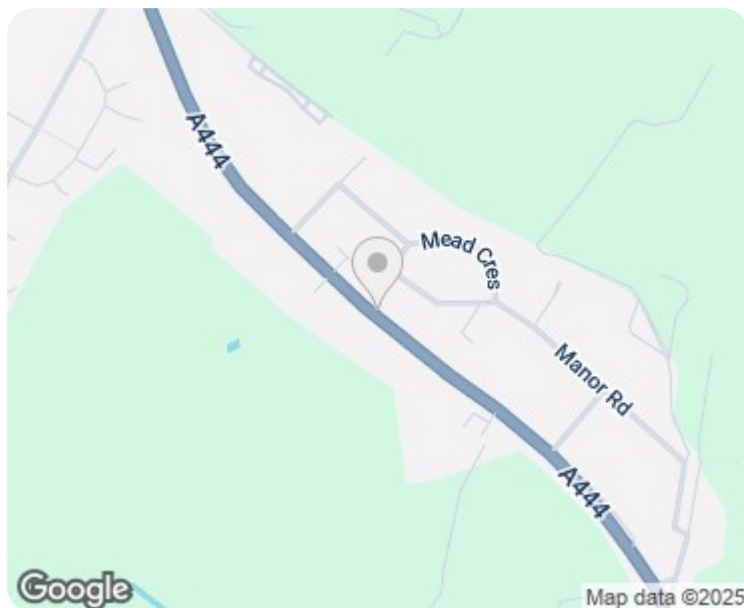


NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Council Tax Band A 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, Branstons 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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