

The Brickyard

Hanbury, Burton-on-Trent, DE13 8TL

John German





A photograph of a garden scene. On the left is a wooden shed with a window and a door. A green hose is coiled on the wall. A path leads from the shed towards a house in the background. The garden is lush with greenery and trees. The sky is blue with some clouds.

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£265,000

A beautifully presented rural home in countryside surroundings with a charming characterful interior available furnished & ready to move into with Highlights including lounge with log burner, spacious dining kitchen, two bedrooms, bathroom, pretty front garden, off road parking to rear and good sized established garden. No upward chain.

Situated in delightful countryside surroundings, perfect for those seeking a rural retreat, is this lovely mid-terrace cottage available with the advantage of no upward chain. The location offers a fantastic spot for outdoor pursuits, yet with the convenience of being well situated for the nearby centres of Burton-on-Trent, the cathedral city of Lichfield, Uttoxeter and beyond. Excellent transport links are provided by the A38 and A50, and the nearby village of Barton under Needwood is perfectly placed with a wide range of facilities, shops and amenities on offer.

The cottage is set behind a pretty front garden with a gate opening to a path which leads to the front entrance door. The lounge is a light and spacious room with wood flooring adding to that character feeling, a log burning stove perfect for cosy autumn and winter evenings, and window framing views to front.

An extension has created a superb open plan dining kitchen, the dining area has wood flooring and offers plenty of space for a dining or breakfast table with a useful under stairs storage cupboard/pantry. The kitchen area is well appointed with a bespoke feel having a range of base and eye level units with work surfaces over, Belfast sink, integrated double oven, hob and extractor hood, plus white goods including a dishwasher, washer dryer, fridge and freezer also to be included. Quarry tiled floor and window framing views to rear.

A door opens through to a useful rear porch, an ideal space for coats and shoes, which has a stable door opening out to rear. An internal door leads to the ground floor bathroom which is fitted with a white suite comprising panelled bath with shower over, low level WC, wash basin and towel rail/radiator plus plantation style shutters.

Stairs off the dining area to the first-floor landing where there are doors leading off to two bedrooms. The master is a lovely double with window framing fantastic rural views to front and a period style fireplace adding a character feel. Bedroom two offers a good sized single bedroom, currently used as a home office/study with window framing views to rear.

Situated in a row of just four cottages, this property has the advantage of off-road parking to rear accessed via a service road shared by this and neighbouring properties, offering comfortable parking for two to three cars. Behind the driveway is a superb established good sized rear garden with a sunken private patio, shaped lawns, timber shed providing excellent storage, a paved terrace, mature fruit trees including apple, pear, damson and quince plus an ornamental pond at the top of the garden with a good degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Shared service/access road to drive at rear.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Septic tank (recently installed). **Heating:** Electric radiators (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

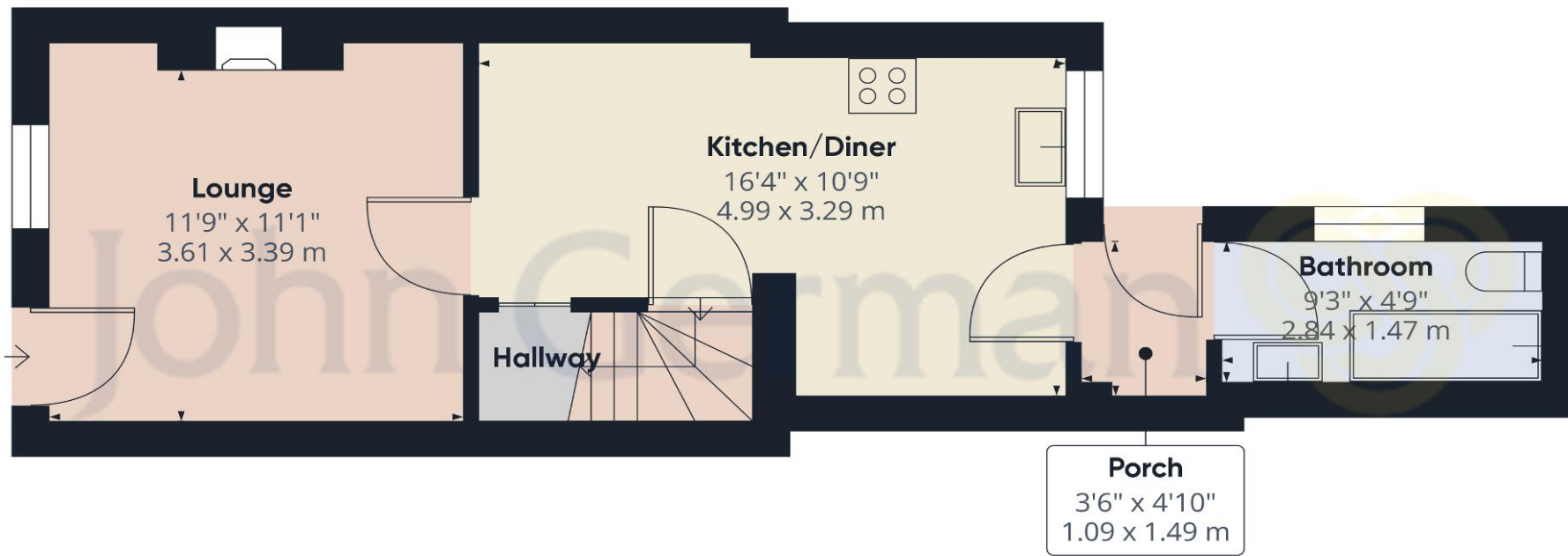
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05092024





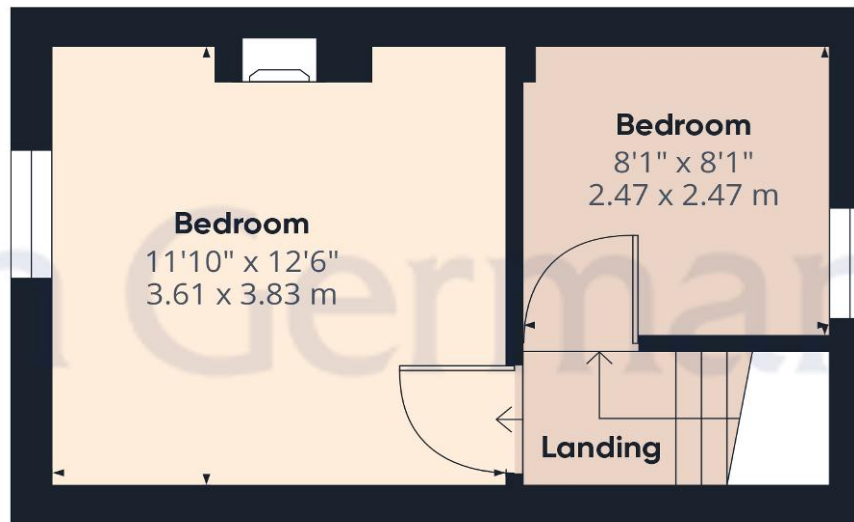


Ground Floor

Approximate total area⁽¹⁾

596.32 ft²

55.4 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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