



Located in Stapenhill, this home offers a fantastic opportunity for renovation. With spacious living accommodation, a large driveway and a sought-after location, it's perfect for buyers looking to modernize and create a bespoke family home.

£185,000



Stapenhill is a popular residential area known for its proximity to Burton upon Trent, with a variety of amenities including local shops, schools and parks nearby. Hill Street is well-positioned, offering easy access to public transport links and major road networks such as the A38, making it an ideal spot for commuters. Families will appreciate the proximity to good schools, which include, The Violet Way Academy, Paulet High School River View Primary and Nursery School and many more.

This property offers a fantastic opportunity for renovation, allowing buyers to modernize and create a home tailored to their style. With great potential to add value, it's perfect for those looking to put their own stamp on a family home.

The home is set back from the road and sits behind a spacious driveway which gives off road parking for multiple vehicles. The home is then accessed to the side of the property and opens up into the hallway. The hallway gives access to the main living areas of the home and the downstairs w/c. To the front, the home has a spacious living room with a traditional bay window to front and a featured fireplace. The potential in the renovation lies within the space at the rear of the property. The home enjoys a dining room which is located next to the kitchen. Here lies the opportunity to fully renovate and reconfigure the space into a wonderful open plan kitchen. The kitchen currently has matching wall and base units, gas oven with gas hob, stainless steel sink and drainer and door leading to the conservatory. The conservatory to the back offers a versatile reception space with patio doors leading to the rear garden.

To the first floor, the home offers three separate bedrooms. The master bedroom is a brilliant size with a traditional bay window to front and built in furniture. All three bedrooms share a shower room, which has a shower enclosure, w/c and wash hand basin.

Whilst the rear garden requires attention, the space the garden offers is brilliant. The garden is currently laid to patio slabs and enclosed by wooden fencing.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

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

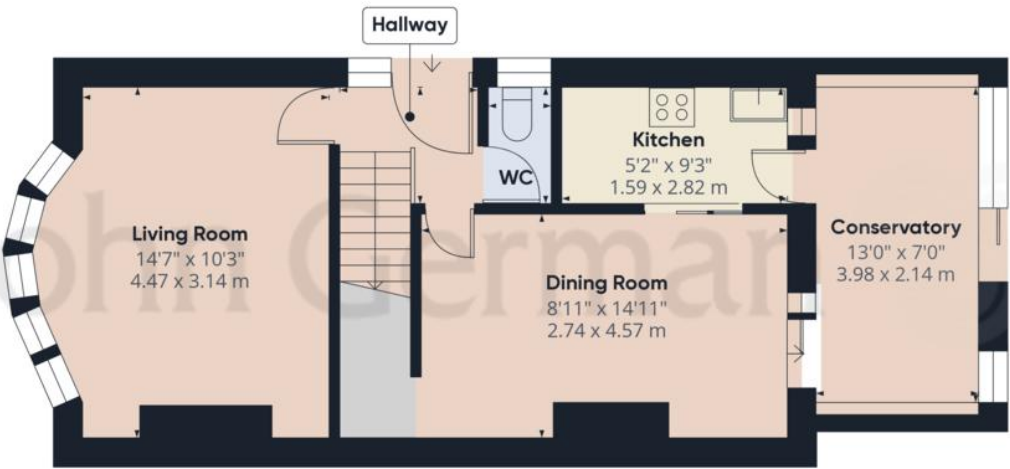
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

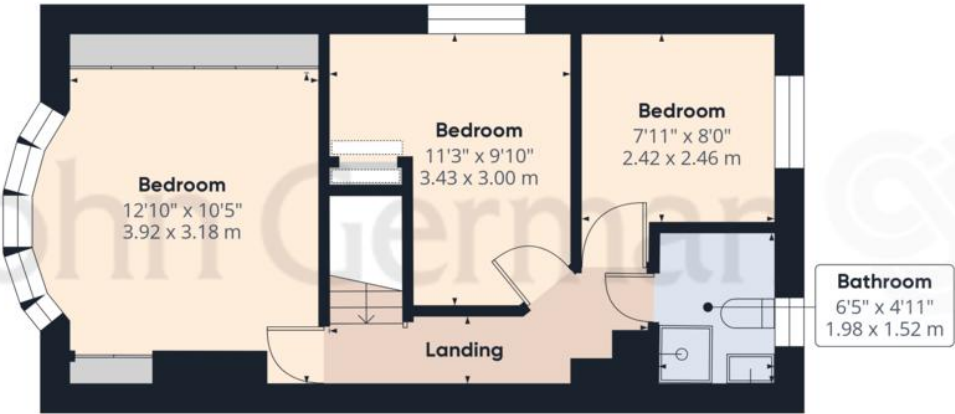
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/17022025

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Ground Floor



Floor 1

John German

Approximate total area[®]
896.73 ft²
83.31 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 The Property
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 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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Referral Fees

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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