

Hopley Road, Anslow, Staffordshire, DE13 9PY  
**Asking Price £237,000**





Situated in the desirable village of Anslow, this two-bedroom bungalow offers modernised accommodation with the benefit of superb open aspect countryside views from the rear garden. The property features a stylish shower room, a modern fitted kitchen, generous off-street parking, and private outdoor space that backs directly onto rolling fields.



## Accommodation

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The property is accessed via a front entrance door leading into a central hallway with access to the main living areas. The spacious living room is positioned to the rear, enjoying natural light and direct views over the garden and fields beyond, with sliding patio doors opening outside. A separate dining room adjoins the living room, creating a versatile second reception space.

The modern kitchen is fitted with a range of gloss units, contrasting work surfaces, tiled splash backs, and integrated appliances, with access to a useful utility area and side porch.

There are two well-proportioned bedrooms, the master benefitting from fitted wardrobes with sliding mirrored doors. Serving the bedrooms is a recently upgraded shower room, finished to a high standard with full tiling, a walk-in shower enclosure, vanity wash hand basin, and low-level WC.

### Outside

To the front, a block-paved driveway provides ample off-street parking. The rear garden is a standout feature, landscaped with lawn, pond, and seating areas, while backing directly onto open fields. The uninterrupted rural outlook delivers an exceptional sense of space and privacy, making this garden ideal for both relaxation and entertaining.

### Location

Anslow is a sought-after village offering a balance of rural living with excellent access to

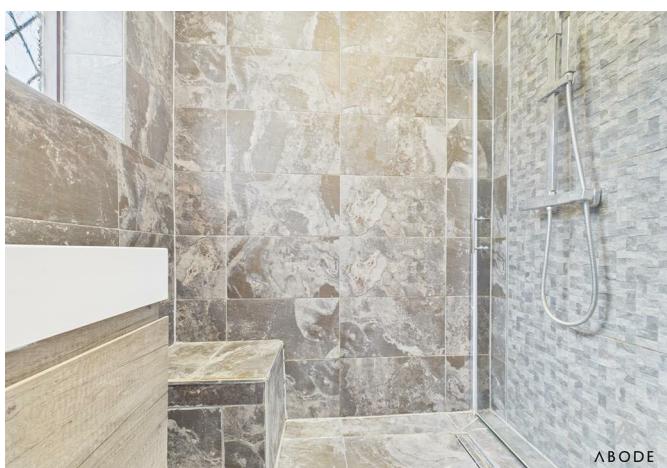
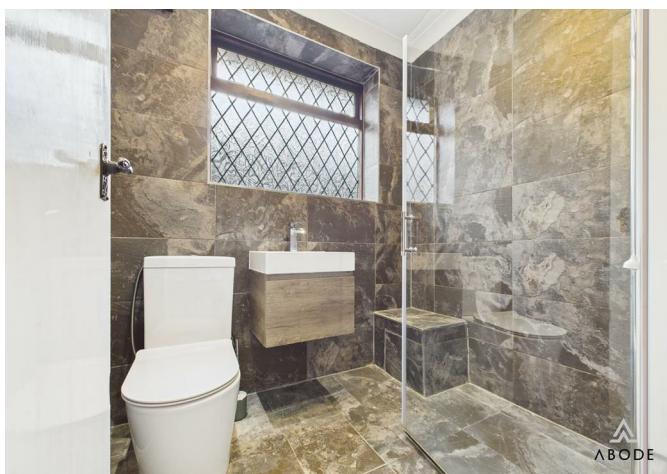


Burton-on-Trent and surrounding areas. Local amenities, well-regarded schools, and transport links are all within easy reach, while the open countryside on the doorstep enhances the property's appeal.



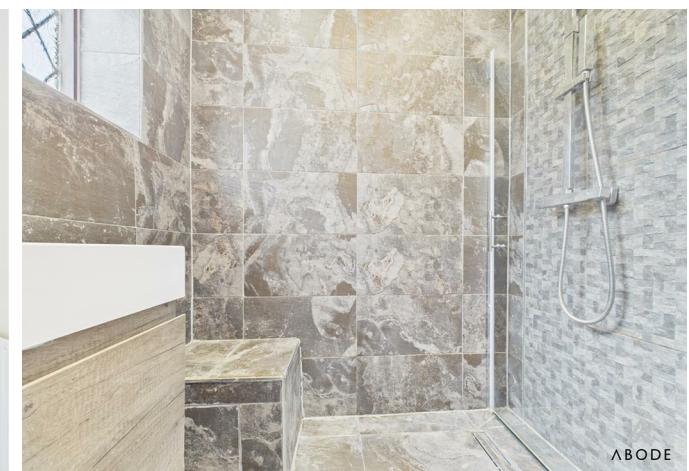


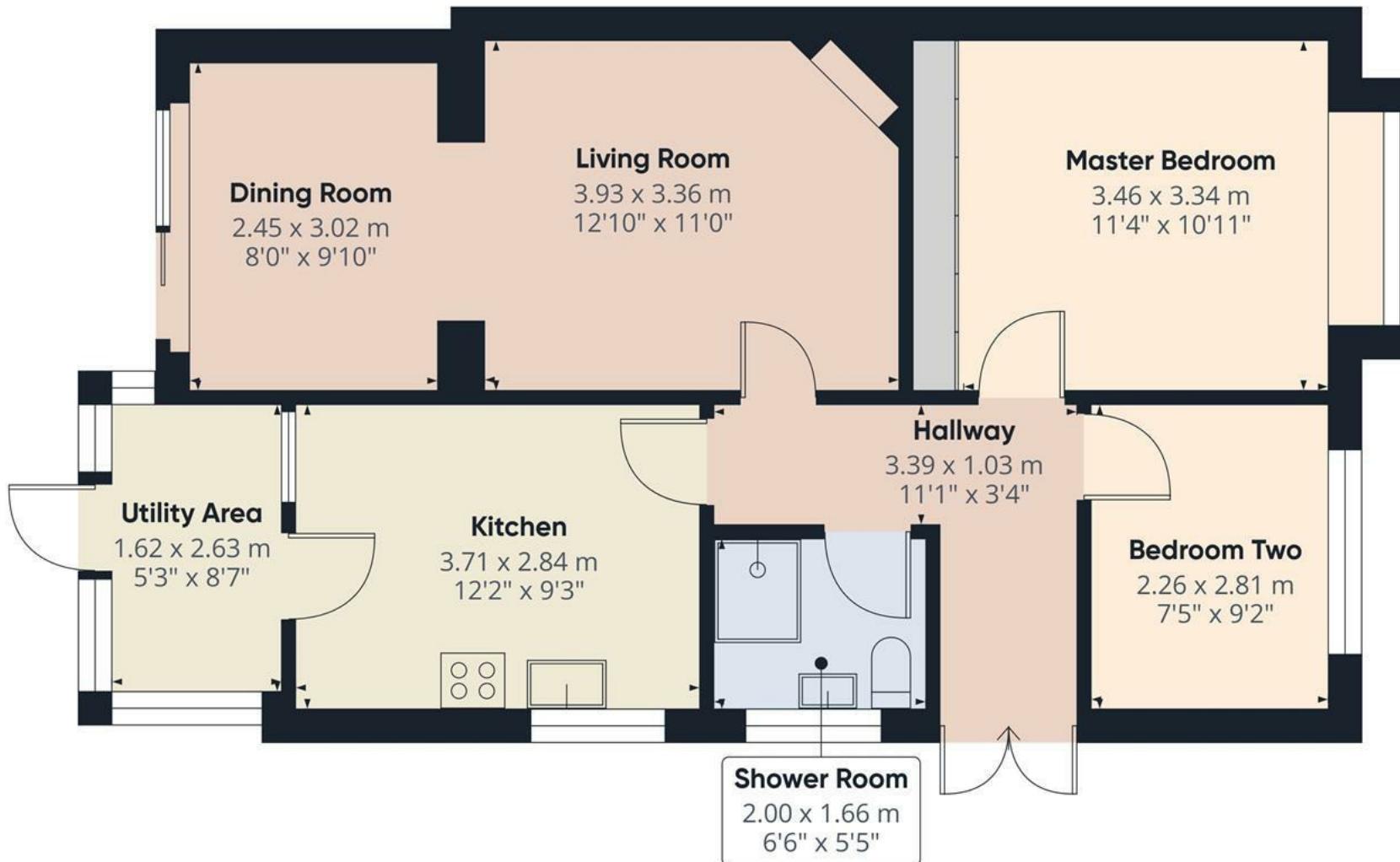












Approximate total area<sup>(1)</sup>

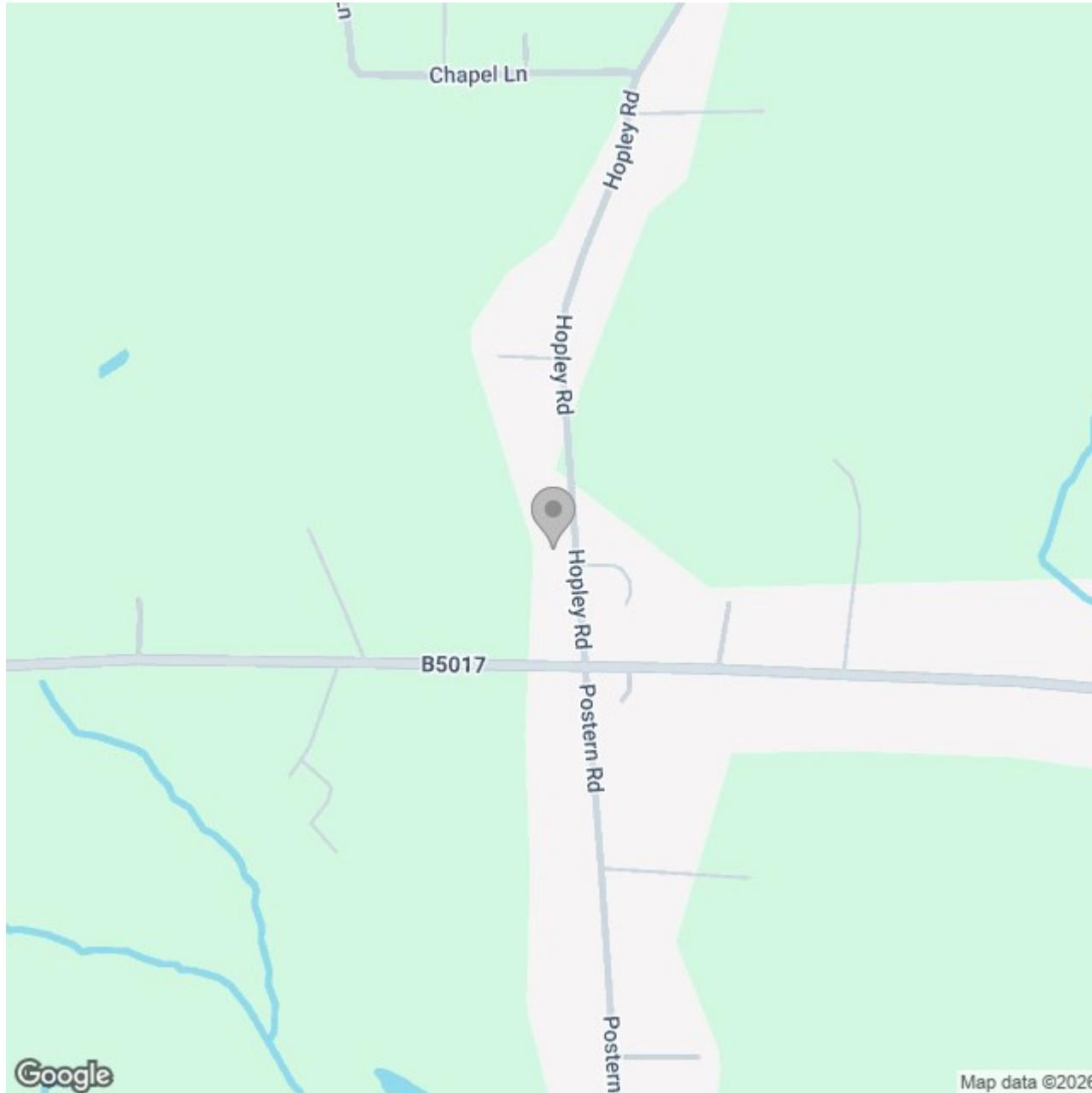
63.8 m<sup>2</sup>

688 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	