

**17 Union Way
Burton on Trent
DE14 2GE**

**Price Guide
£85,000**



- 40% SHARED OWNERSHIP WITH EMH
- NEUTRAL DECOR THROUGHOUT
- GROUND FLOOR CLOAKS AND KITCHEN
- LOUNGE WITH FRENCH DOORS TO KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- DRIVEWAY FOR TWO VEHICLES
- ENCLOSED GARDEN TO REAR
- VIEWING ESSENTIAL

GENERAL INFORMATION

THE PROPERTY

Set on the popular St. Aidan's Gardens, this recently built semi-detached house on Union Way, Burton-on-Trent, offers a wonderful opportunity for those seeking a modern home. Built in 2024, this property is available through a 40% shared ownership scheme with EMH, making it an attractive option for first-time buyers or those with limited income* (*see further details)

The house is tastefully decorated in neutral tones, providing a warm and inviting atmosphere. The first floor features two spacious double bedrooms, alongside a well-appointed bathroom. On the ground floor, you will find a convenient guest cloakroom, a contemporary fitted kitchen complete with built-in appliances, and a lounge diner. The lounge area features French doors that open onto a fully enclosed rear garden, perfect for outdoor entertaining or enjoying a quiet moment in the sun.

With parking available for two vehicles, this property combines modern living with convenience in a sought-after area.





LOCATION

The location is particularly appealing, situated just off Shobnall Road, which offers excellent school catchment options and is within a short distance of Burton upon Trent's bustling town centre. Residents will appreciate the nearby public inn with a restaurant, as well as the recreational opportunities provided by Shobnall playfields and picturesque canal-side walks.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

3.21m x 1.08m (10'6" x 3'6")

Has stairs off to first floor, door to kitchen, door to lounge, radiator, ceiling light point and a further door that opens through to the guest cloakroom.

CLOAKROOM

0.96m x 1.63m (3'1" x 5'4")

Has a pedestal hand wash basin, W.C.,

chrome heated towel rail, there is an obscure window to the front aspect and tiled surrounds.

KITCHEN

1.85m x 2.89m (6'0" x 9'5")

Is fitted with a modern range of base cupboards, drawers and matching wall mounted cabinets, wood effect work tops are inset with a one and a quarter stainless steel sink with mixer tap and four ring electric hob, integrated appliances include an electric oven, fridge, freezer and dishwasher, there is a window to the front aspect, recessed ceiling down lights, wood effect flooring and attractive under unit mood lighting.

LOUNGE

3.11m min 4.12m max x (10'2" min 13'6" max x)

This lovely light room has a window to the rear aspect, French doors leading out onto the rear patio, there are ceiling light points,

radiator and a useful downstairs storage cupboard.

FIRST FLOOR

Stairs rise to:

LANDING

With loft access point and ceiling light point, doors leading off to:

BEDROOM ONE

3.35m x 4.11m (10'11" x 13'5")

Has a window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

2.82m x 3.09m min 4.13m max (9'3" x 10'1" min 13'6" max)

Has two windows to the front aspect, radiator and ceiling light point,

BATHROOM

1.69m to window x 2.25m (5'6" to window x 7'4")

Is equipped with a bath with mixer taps



and separate electric shower over with glazed screen, pedestal hand wash basin, W.C., there is a large heated chrome towel rail, window to the side aspect, recessed ceiling down lights, tiled surrounds and wood effect flooring.

OUTSIDE

The property sits attractively behind a Tarmac driveway providing parking for two vehicles, with a paved path that leads down the side of the property and opens into the rear garden where you find a fully enclosed rear garden with paved patio area and garden which is predominantly laid to lawn.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CONSTRUCTION

Standard Brick Construction

LEASEHOLD

Our client advises us that the property is leasehold for an original term of 125 Years

Rent 281.88 pcm
Manage 24.04 pcm

Admin 4.89pcm
Insurance 4 building 8.33pcm
Refuse flytipping 23p

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025) A

MONEY LAUNDERING & ID CHECKS

BY LAW WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING REGULATIONS.

IN ORDER FOR US TO COMPLY WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025 A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON. THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN

OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

AGENTS NOTES

****YOU CAN APPLY TO BUY THIS HOUSE IF BOTH OF THE FOLLOWING APPLY****

1. YOUR HOUSEHOLD INCOME IS £80,000 OR LESS
2. YOU CANNOT AFFORD ALL OF THE DEPOSIT AND MORTGAGE PAYMENTS TO BUY A HOUSE THAT MEETS YOUR NEEDS. PLEASE NOTE YOU MUST HAVE A MINIMUM OF 5% DEPOSIT

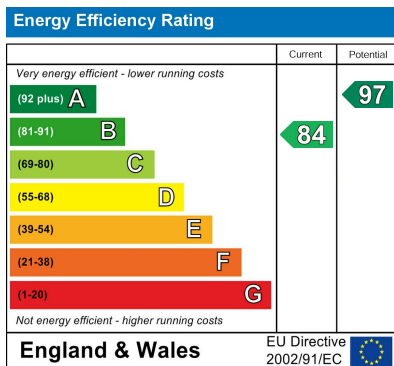
ONE OF THE FOLLOWING MUST ALSO BE TRUE

1. YOU ARE A FIRST-TIME BUYER
- 2 YOU USED TO OWN A HOME BUT CANNOT AFFORD TO BUY ONE NOW.

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected

places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.



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