



Brizlincote Street, Stapenhill,
Burton-on-Trent



Guide price £150,000



Key Features

- Traditional Semi Detached Home
- Highly Regarded Residential Location
- Upvc Double Glazing & Gas Fired Central Heating
- Two Large Reception Rooms
- Two Double Bedrooms Plus Box Room
- First Floor Shower Room
- EPC rating E
- Freehold





*** Home With Great Potential *** Newton Fallowell are pleased to be able to offer for sale this substantial Victorian semi detached home located in a very popular location close to all amenities and facilities. With both gas fired central heating and Upvc double glazing the home offers in brief: - entrance hall, front sitting room, rear sitting room, kitchen, on the first floor a landing leads to two double bedrooms, box room and shower room. Outside to the front is a small fore garden, to the rear is a pleasant garden which features two paved seating areas, outside store/utility together with large workshop.

Accommodation In Detail

Obscure Upvc double glazed entrance door leading to

Entrance Hall 2.08m x 3.7m (6'10" x 12'1")

having dog legged staircase rising to first floor, one central heating radiator, fitted smoke alarm, thermostatic control for central heating and useful understairs storage cupboard.

Front Sitting Room 3.66m x 3.66m (12'0" x 12'0")

having feature modern contemporary fireplace with black granite effect backplate and hearth, Upvc double glazed window to front elevation, stepped moulded coving to ceiling, one double central heating radiator and fitted meter cupboard.

Rear Sitting Room 3.67m x 3.67m (12'0" x 12'0")

having Upvc double glazed window to rear elevation, coving to ceiling, one double central heating radiator and half obscure glazed door leading through to

Kitchen 2.13m x 3.15m (7'0" x 10'4")

having modern condensing Worcester gas fired central heating boiler, range of high gloss white fronted base and eye level units with complementary grey granite effect working surfaces, stainless steel sink and draining unit with swan neck mixer taps over, gas and electric cooker point, Upvc double glaze window and half obscure double glazed door to rear elevation.

On The First Floor

Landing

having fitted smoke alarm and one central heating radiator.

Bedroom One 3.64m x 3.67m (11'11" x 12'0")

having Upvc double glazed window to front elevation and one double central heating radiator.

Bedroom Two 3.67m x 2.76m (12'0" x 9'1")

having Upvc double glazed window to rear elevation, feature cast iron fireplace, built-in double wardrobe and one central heating radiator.

Box Room

having access to loft space and useful storage.

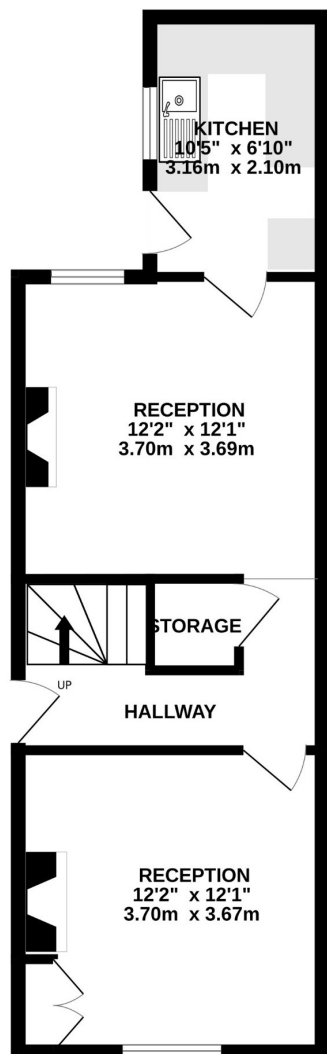
Shower Room

having large over-sized walk-in shower with fitted electric shower, pedestal wash basin, low level wc, one central heating radiator, obscure Upvc double glazed window to rear elevation and airing cupboard incorporating lagged hot water cylinder, header tank and digital time control.

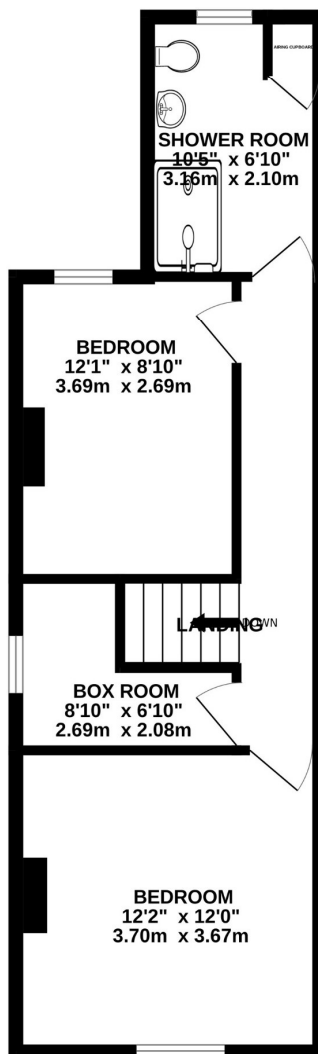
Outside

To the front of the property is a dwarf wall and a small paved garden. A blue brick pathway leads along the left hand side. To the rear is a paved seating area with a store housing plumbing for washing machine. Beyond this lies a further large outbuilding used for storage and workshop. The garden drops down to a pond and mainly lawned garden with fruit tree and shrubs.

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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