



Frederick Street, Stapenhill,
Burton-on-Trent



£170,000

 3  1  2

Key Features

- Mid Terraced Home
- Three Bedrooms
- Immaculately Presented Throughout
- Immaculately Finished Modern Bathroom
- High Specification Kitchen
- Fully Enclosed Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented traditional three bed roomed mid terraced home on a sought after road in Stabenhill. Within walking distance of the town centre with access through Stabenhill Gardens and across the Ferry Bridge the property is ideally located for any first time buyer or family. In brief the accommodation comprises: - lounge, dining room, high specification modern kitchen, immaculately fitted family bathroom and on the first floor a landing leads to three bedrooms. Externally the property benefits largely from a fully enclosed rear garden which has access across a neighbouring property to an entryway and also benefits from having access from the garden to a neighbouring estate.

Accommodation In Detail

Upvc door leading to:

Lounge 3.63m x 4.15m (11'11" x 13'7")

having gas fire with marble hearth and surround, media points, one central heating radiator and Upvc double glazed bay window to front elevation.

Dining Room 3.63m x 3.69m (11'11" x 12'1")

having brick built open fire with ornamental log burner, staircase rising to first floor, one central heating radiator, Upvc double glazed window to rear elevation and understairs storage with lighting, power electric meter and consumer unit.

Kitchen 2.14m x 3.77m (7'0" x 12'5")

having range of base and wall mounted units with white high gloss finish, low profile marble effect laminate working surface, composite sink and drainer with chrome mixer tap, four ring gas hob with extractor over, glass splashback, Neff Hide & Slide single electric oven, integrated washing machine, space for



fridge/freezer, splashback to walls, wood effect LVT flooring, one central heating radiator, Upvc double glazed window to side elevation and frosted Upvc double glazed door to side elevation.

Bathroom 2.14m x 1.67m (7'0" x 5'6")

having low level wc with hidden cistern, space saving vanity hand basin with chrome mixer tap, bath with thermostatic shower over and chrome fittings, glass and chrome shower screen, aqua panelling to walls around bath, vinyl flooring, one central heating radiator, extractor fan, built-in storage unit and frosted Upvc double glazed window to rear elevation.

On The First Floor

Landing

leading to:

Master Bedroom 3.63m x 3.53m (11'11" x 11'7")

having built-in overstairs storage cupboard, built-in double wardrobe, one central heating radiator and two Upvc double glazed windows to front elevation.

Bedroom Two 2.7m x 3.72m (8'11" x 12'2")

having wood effect laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.12m x 3.72m (7'0" x 12'2")

having built-in storage unit with gas fired combination boiler, wood effect laminate flooring, access to loft space, one central heating radiator and Upvc double glazed window to rear elevation.

Outside

To the rear of the property is a fully enclosed rear garden with a great sized patio area, lawned area, well established borders, a path leads to a large area with space for a garden shed and bin storage. A gate leads to access to the entry, there is also a gate and pedestrian right of way leading to neighbouring estate. To the front of the property is a courtyard style garden which is block paved and bordered by a half height brick wall.



Services

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

Measurement

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

Tenure

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

Note

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.

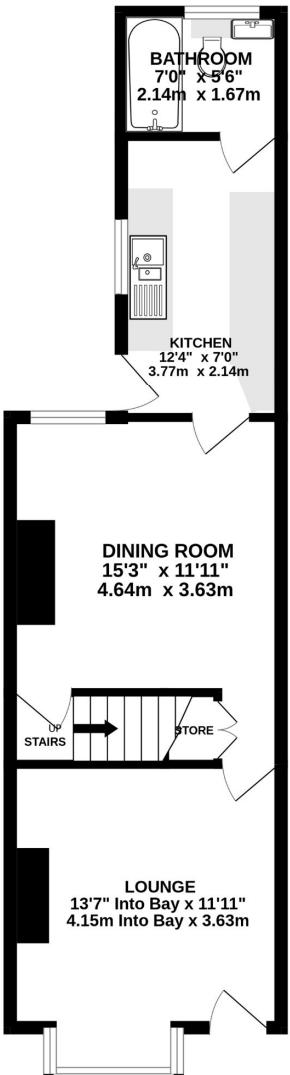
Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

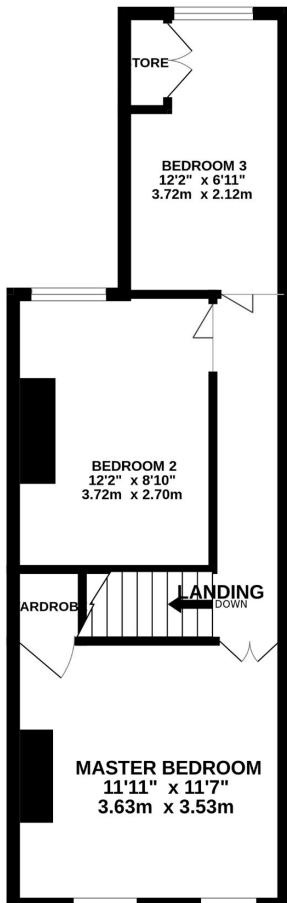




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



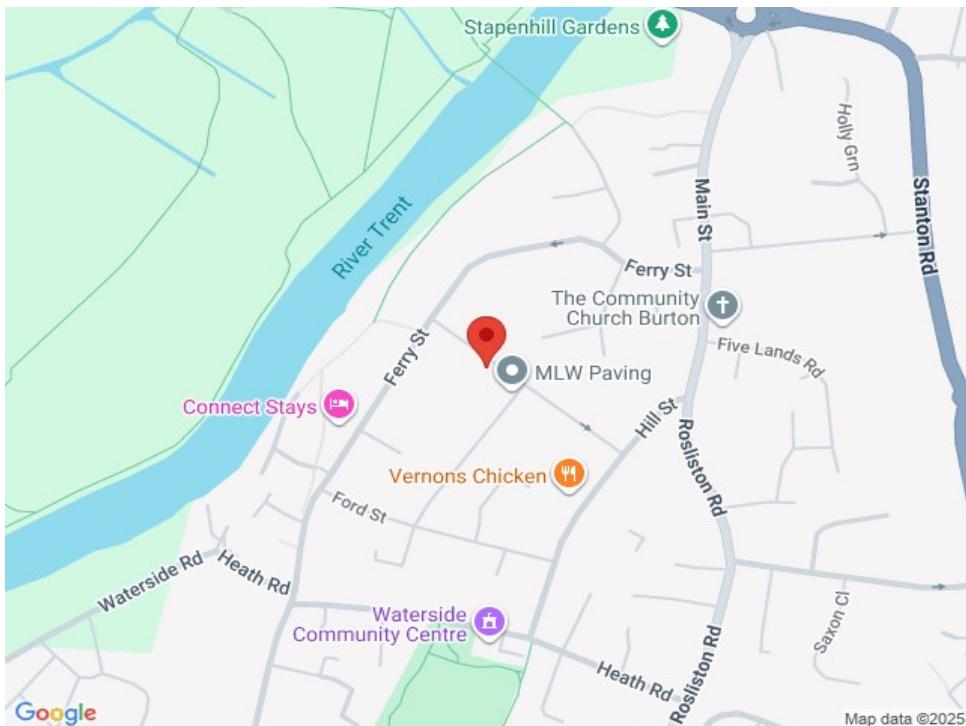
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	67	77
EU Directive 2002/91/EC		

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