



**Connells**

Church Hill Street  
Burton-On-Trent



## Property Description

Connells Lichfield City are delighted to offer for sale this tremendous property near Burton Town Centre. The property itself is just mansion-esque, with an array of spacious rooms to the ground floor and also to the first floor, viewers will be just amazed at the size and square footage if nothing else.

As it stands, the property is currently a ground floor apartment and a first floor apartment and will need significant input to revert back to what could be a significantly unique family home.

Internally we have an array of spacious rooms, with at least six possible bedrooms, plenty of reception rooms, two bathrooms, two kitchens and much storage options. Externally we have a good size driveway and a pleasant rear garden.

Church Hill Street sits only a very short drive to the Town Centre of Burton, with Burton Albion Football Club, Queens Hospital and much countryside all on the doorstep. We have a host of excellent schools, shops, supermarkets and restaurants nearby to enjoy and such Towns and Cities as Lichfield, Derby, Tamworth and Birmingham are within easy reach.

**\*\*HUGE DEVELOPMENT POTENTIAL  
(SUBJECT TO PLANNING PERMISSION)\*\*  
\*\*NO ONWARD CHAIN\*\***

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that

can change.

## Ground Floor Accomodation

### Large Entrance Hallway

### Guest Wc

### Lounge

15' 2" max x 13' 5" max ( 4.62m max x 4.09m max )

### Dining Room/Bedroom

15' 2" max x 11' 4" max ( 4.62m max x 3.45m max )

### Family Room/Bedroom

13' 2" x 7' 9" ( 4.01m x 2.36m )

### Kitchen

13' 7" max x 15' 7" max ( 4.14m max x 4.75m max )

### Utility Room

## Ground Floor Bathroom

### Study/Bedroom

5' 9" x 7' 8" ( 1.75m x 2.34m )

## First Floor Accomodation

### First Floor Landing

### Kitchen

9' 8" max x 8' 7" max ( 2.95m max x 2.62m max )

### Family Bathroom

### Inner Hallway/Large Study

17' 2" max x 6' 9" max ( 5.23m max x 2.06m max )

### Lounge/Bedroom

13' 3" max x 12' 10" max ( 4.04m max x 3.91m max )

### Bedroom

13' max x 13' 3" max ( 3.96m max x 4.04m max )

### Bedroom

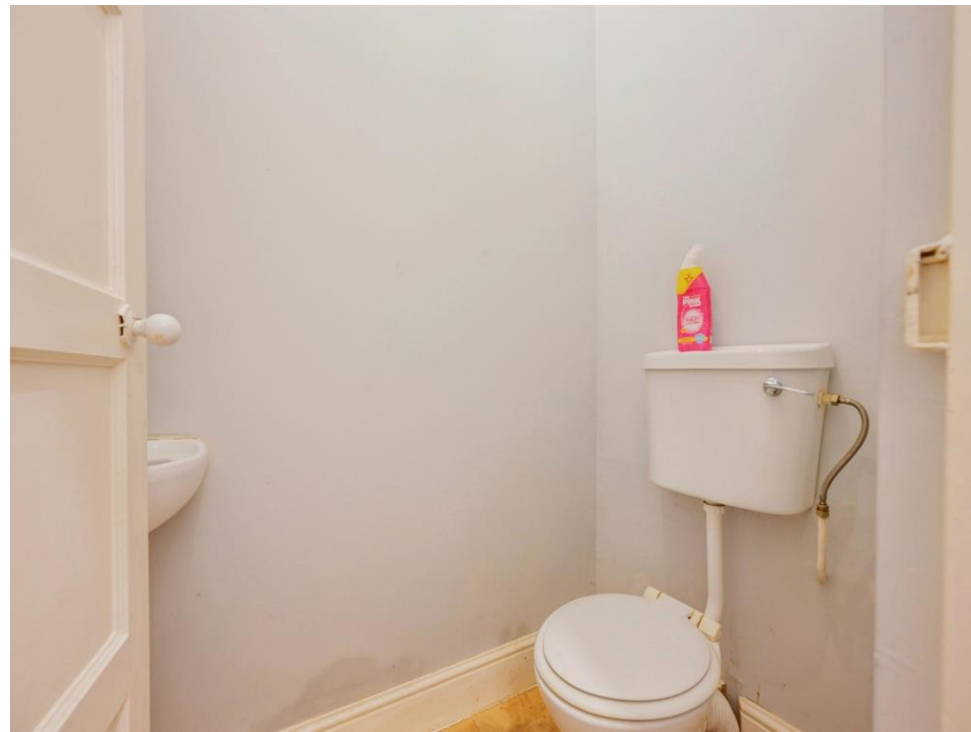
13' 4" max x 15' 4" max ( 4.06m max x 4.67m max )

### Private Rear Garden

### Driveway With Dropped Kerb

### Fantastic Location







To view this property please contact Connells on

**T 01543 262 376**  
**E lichfield@connells.co.uk**

11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LFD310664](https://www.connells.co.uk/Property/LFD310664)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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