



**15 Ashbrook**  
**Burton-On-Trent, DE15 9FS**  
**Reduced to £299,950**

**lizmilsom**  
**properties** 



## 15 Ashbrook, Burton-On-Trent, DE15 9FS

**\*\* LIZ MILSOM PROPERTIES LTD \*\*** are delighted to bring to the market, this 3 BEDROOMED DETACHED BUNGALOW SITUATED IN AN ENVIABLE LOCATION . The property benefits from gas central heating, double glazing, low maintenance gardens with high degree of privacy, GARAGE & AMPLE OFF ROAD PARKING. The property in brief; Reception Hallway, spacious Lounge, separate Fitted Kitchen, three generous sized bedrooms and modern contemporary Family Bathroom. The property further benefits as it sits on a larger than average plot with fully enclosed rear garden. EPC rating D . Council Tax band D. HURRY TO VIEW - contact our dedicated sales team NOW.

- 3 Bedroom Detached Bungalow
- Gas central heating and double glazing
- Fitted Kitchen
- Spacious Lounge
- Family Bathroom
- 3 Generous sized Bedrooms
- Front , Rear & Side Gardens
- Detached Garage
- EPC Rating - D
- Viewing Recomendend



## Location

Stapenhill is situated east of the Trent and was once a small village which has long since been surrounded by new housing developments. Local features include Stapenhill Gardens, several public houses a church and a cemetery. The main Secondary Schools in the area are Paulet High School, and Blessed Robert Sutton Catholic Sports College, which has just received an Outstanding school (as graded by Ofsted 2023) with Stapenhill Post 16 Centre. Infant/Junior schools in the area include; Violet Lane Infants, Edge Hill Junior, Waterside Junior and Short Street Infants-soon to be "Riverside Primary". The centre of Burton upon Trent is within convenient driving distance providing a broad range of shopping and leisure facilities. For the commuter Stapenhill is a popular location with quick access to the A50, A38, A5 and M6 Toll road which in turn provide ease of journey too many midland commercial centres and beyond.

## Reception Hall

The property is entered via the side entrance door leading to the entrance hallway., having carpeted flooring, with door leading off to the fitted kitchen, bedroom three and the spacious lounge. With two useful storage cupboards, one houses the Worcester Bosch Boiler .

## Kitchen

14'0 x 8'4 (4.27m x 2.54m)

The Fitted Kitchen benefits from vinyl flooring, ample rolled edge work surfaces, wall and floor base units, double electric oven with gas hob and extractor fan, plumbing for appliances, stainless steel 1 1/2 bowl sink. There are windows overlooking the side and rear aspect and door leading out to the delightful rear garden.

## Dining Room / Bedroom Three

10'5 x 8'1 (3.18m x 2.46m)

Having carpeted flooring, radiator and centre light point and window overlooking the rear garden. this room is currently used as a dining room but has potential to be used as a third bedroom due to its generous size.

## Spacious Lounge

20'9 x 13'1 (6.32m x 3.99m)

Having carpeted flooring, UPVC double glazed window

to side aspect, gas open effect fire set in feature surround, tv point, air conditioning, two radiators, coving to ceiling with ceiling rose, patio door, door to:

## Conservatory

8'0 x 10'5 (2.44m x 3.18m)

Overlooking the garden, the conservatory offers a great space to relax during the summer months, with tiled flooring and centre fan.

## Bedroom One

17'3 x 10'1 (5.26m x 3.07m)

Bedroom One is a generous sized double located to the front of the property, having carpeted flooring, air conditioning, centre light point, tv point , radiator and window overlooking the front aspect.

## Bedroom Two

10'0 x 9'1 (3.05m x 2.77m)

Bedroom Two is another generous sized double located to the front of the property, having carpeted flooring,centre light point, tv point and window overlooking the front aspect.

## Outside

Established front, side and rear gardens with plants and shrubs, mainly laid to lawn, block paved driveway to the front leading to garage. Sun patio timber, decking and area, outside cold water tap.

## Family Bathroom

The Family bathroom completes the accomodation, comprising of a modern white 3 piece suite, including mains waterfall shower, closed closet sink and low level wc , towel heater and centre light point , tiling to walls and tiled flooring.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering

COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





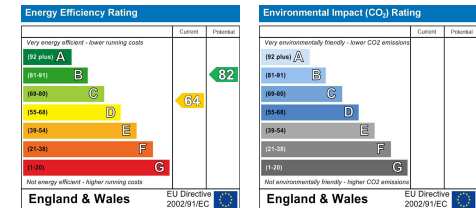


## Ground Floor



## Directions

For SatNav purposes follow DE15 9FS



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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

