



**16 Old school Grounds off Berry Hedge Lane
Burton-On-Trent, DE15 0AZ
Offers over £155,000**

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale with NO UPWARD CHAIN this well-presented, modern TWO BEDROOM mews home, ideally situated in a popular and convenient location.

The accommodation briefly comprises: an Entrance Hallway, a spacious Breakfast Kitchen, an inner lobby with a useful Study Area and guest Cloakroom/WC with the generous rear Lounge completing the ground floor accommodation. To the First Floor the landing gives access to two well-proportioned Bedrooms and a Family Bathroom. Externally, the property enjoys a beautifully landscaped and enclosed rear garden, along with allocated and visitor PARKING located to the rear. EPC Rating "C"/Council Tax Band "B" - Ideal for FTB'S/BTL Investors - HURRY TO VIEW.....

- Modern TWO BEDROOM MEWS HOME
- No Upward Chain
- Ideal for FTB's/BTL Investors
- Well-equipped Breakfast Kitchen
- Useful Study area and Ground Floor WC
- Spacious Rear Lounge
- Two DOUBLE Bedrooms
- Family Bathroom
- Delightful Enclosed Rear Garden
- Allocated & visitor parking



Location

The property is located close to a good range of local amenities and a complete range of services in Burton upon Trent town centre.

Burton's world-renowned reputation for brewing is celebrated in its museums - with real ales still brewed today. The town's Brewhouse Arts Centre hosts regular performances, with amateur and professional productions and Burton's 9-screen cinema for the latest releases. Shopping is excellent, monthly local Farmers' Markets for fresh produce and Coopers Square and the Octagon Centre offer a good selection of high street outlets.

Burton upon Trent station has excellent services to Birmingham in 30 minutes. The A38, M6/M6 Toll, M42 and M1 are easily accessed, with Derby 13 miles, Birmingham 30 miles and East Midlands Airport 20 miles away.

Ground Floor - Overview

Set behind a charming wrought iron railed pathway, this attractive home features a welcoming storm porch above the front entrance door, providing both style and shelter.

Upon entering, the Reception Hallway offers a warm first impression, complete with oak-effect laminate flooring and a staircase rising to the first floor. A door leads through to the bright and spacious Breakfast Kitchen, which overlooks the front elevation. Fitted with a range of wall and base units, the kitchen boasts ample rolled-edge work surfaces, an inset stainless steel sink and drainer, and integrated appliances including a four-ring induction hob with electric oven beneath. The Ariston gas boiler is also housed here. A large under-stairs cupboard provides additional storage.

To the rear, the Inner Hallway currently serves as a cleverly concealed Study Area, ideal for those working from home. Adjacent is the Ground Floor Cloakroom/WC, fitted with a modern two-piece white suite, plumbing for a washing machine, anti-slip flooring, a radiator, and a centre light point.

Completing the ground floor is the spacious and light-filled Lounge, which enjoys views over the rear garden. This lovely reception room features quality laminate flooring, a TV point, radiator, centre light fitting, and both a double-glazed window and door providing direct access to the garden.

First Floor - Overview

Stairs rise from the Reception Hallway to a spacious landing, providing access to the loft, which is believed to be partially boarded and fully insulated—ideal for additional storage. All first-floor rooms are accessed from this central point.

The Master Bedroom is a generous double room positioned to the rear of the property. It features carpeted flooring, a radiator, centre light point, TV point, and offers ample space for freestanding bedroom furniture.

The Second Bedroom is a well-proportioned, "L"-shaped room with twin windows to the front elevation, creating a bright and airy space. It also

includes carpeted flooring, a radiator, TV point, and centre light fittings.

The accommodation is completed by the stylish Family Bathroom, fitted with a modern three-piece white suite comprising a low-level WC, wash hand basin, and a panelled bath with mixer tap and shower attachment over. Additional features include partial wall tiling, an extractor fan, fitted shaver point, anti-slip flooring, and centre light point.

Reception Hallway

Breakfast Kitchen

11'9" m x 9'3" m extending to 12'1" m (3.6 m x 2.83 m extending to 3.7 m)

Ground Floor Cloaks/WC

Inner Lobby Area

Spacious Lounge

12'6 x 10'0 (3.81m x 3.05m)

Stairs to the First Floor & Landing

Bedroom One

12'6 x 10'2 (3.81m x 3.10m)

Bedroom Two

12'6 x 8'6 (3.81m x 2.59m)

Family Bathroom

Outside - Overview

Enjoying a South-West facing rear garden, this property benefits from plenty of afternoon sun—ideal for relaxing or entertaining outdoors. Tucked away in a pleasant position within a mews-style development, the home is approached via a neat block-paved pathway, enhancing its attractive kerb appeal.

To the rear, the enclosed garden offers a tranquil and low-maintenance space, featuring a charming granite set seating area, central pathway, and well-stocked borders on either side. The garden is securely enclosed by timber fencing, providing both privacy and a safe environment for children or pets.

Beyond the garden lies a private parking area, which includes both allocated and visitor spaces, ensuring convenience for homeowners and guests alike.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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.

Measurements

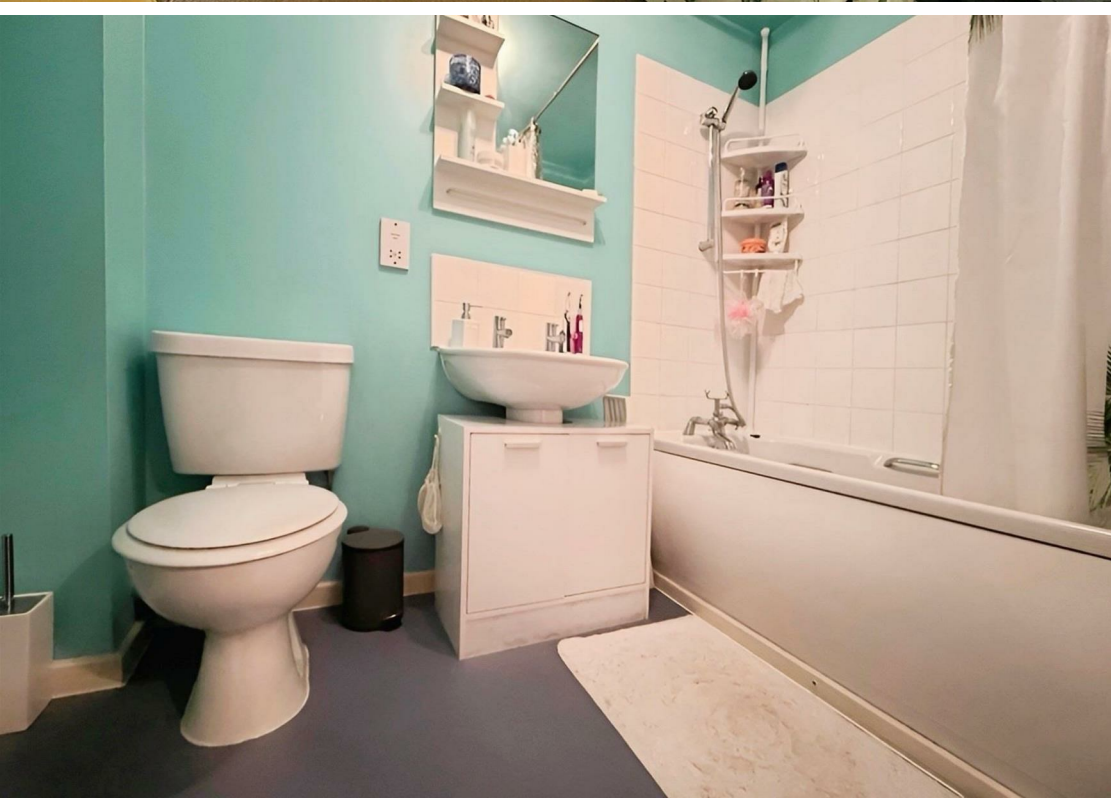
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Services

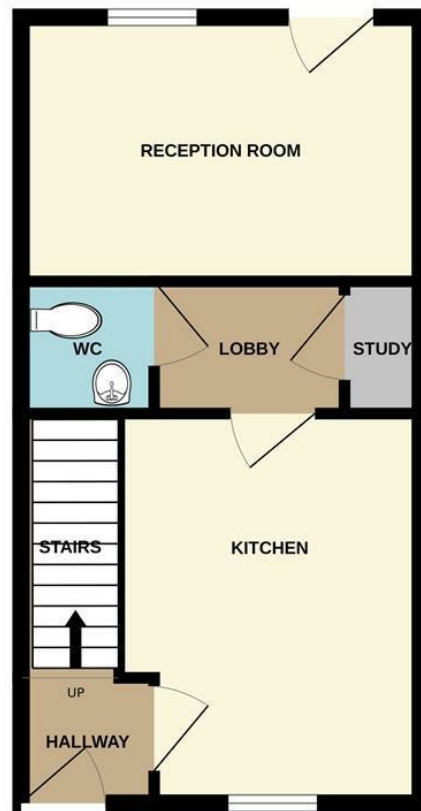
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

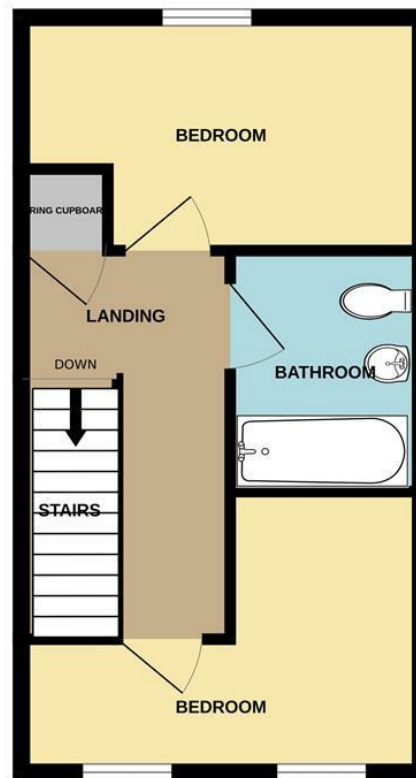
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



GROUND FLOOR



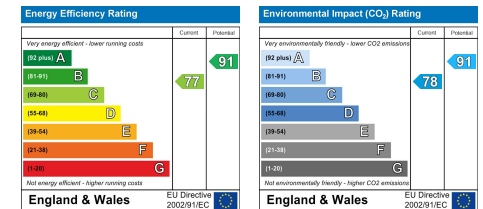
1ST FLOOR



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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Directions

For SatNav Purposes follow DE15 0AZ where the property can be clearly denoted by our distinctive red "For Sale" board.



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COUNCIL TAX

Band: B

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

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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.

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