



Black Eagle Court, Burton-on-Trent, DE14 2LN

£195,000



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DE14 2LN
£195,000**

Located within a modern residential development close to Burton town centre and offered with no onward chain, this beautifully presented three-storey townhouse offers spacious accommodation ideal for growing families.

The property enjoys a tucked-away position on a quiet cul-de-sac, directly overlooking a small children's play park. The property benefits from off-road parking, an integral garage, and a private rear garden.

The location provides convenient access to the A38 and A511 for commuting towards Derby, and the M42 and M1 for wider travel, while Burton railway station is just a short walk away. Nearby you'll find supermarkets, schools, gyms, and leisure facilities, along with the town centre's wide range of shops and restaurants.

Ground Floor

Entrance Hallway – 1.78m x 3.01m (5'10" x 9'10")

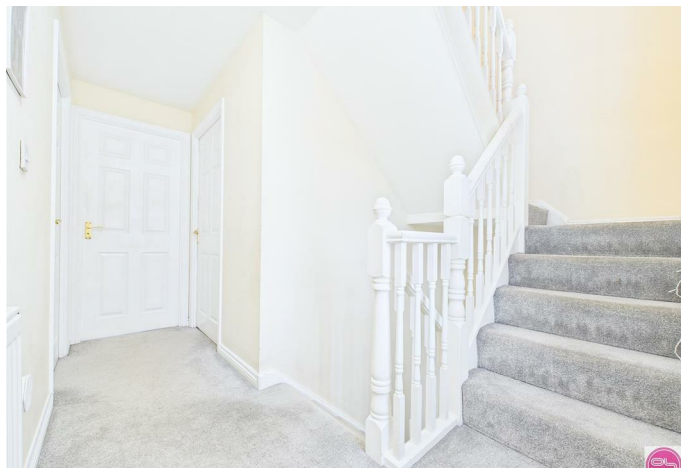
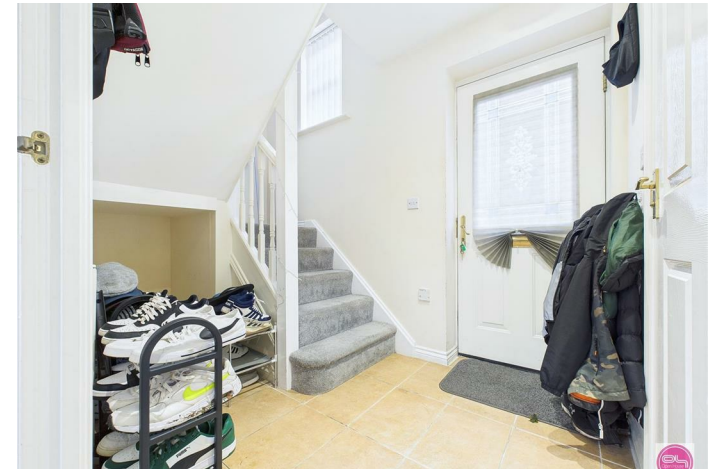
Welcoming hallway with tiled flooring, stairs rising to the first floor, and doors leading to the kitchen, and WC.

Guest WC – 1.77m x 0.89m (5'9" x 2'11")

Fitted with a low-level WC, wash basin, radiator, and tiled flooring, with a window to the front elevation.

Kitchen Diner – 3.65m x 4.18m (11'11" x 13'8")

A bright and social space offering an extensive range of wall and base units with complementary worktops, tiled splashbacks, and integrated oven, hob, and



extractor. There's ample space for dining furniture and a comfortable seating area, making this a perfect family hub. French-style rear door leads out to the garden.

Integral Garage – 5.31m x 2.58m (17'5" x 8'5")

Accessible via the hallway or up-and-over front door, providing excellent storage or secure parking. Conversion would be suitable with the correct permissions.

First Floor

Landing – 3.52m x 0.91m (11'6" x 2'11")

Spacious landing with stairs to the second floor and access to the living room, bedroom three, and bathroom.

Living Room – 5.51m x 3.62m (18'0" x 11'10")

A generously sized room with dual windows allowing plenty of natural light, perfect for relaxation or entertaining. The room is tastefully decorated with light flooring and neutral tones.

Bedroom Three – 3.64m x 2.25m (11'11" x 7'4")

A well-proportioned bedroom with fitted carpet, radiator, and window to the rear elevation.

Family Bathroom – 1.67m x 1.88m (5'5" x 6'2")

Appointed with a panelled bath with shower over, pedestal wash basin, and WC. Part-tiled walls and chrome heated towel rail complete the finish.

Second Floor

Landing – 1.58m x 1.17m (5'2" x 3'10")

Providing access to two spacious double bedrooms.

Bedroom One – 3.63m x 3.30m (11'11" x 10'10")

A bright and comfortable main bedroom with dormer-style window to the front, built-in storage space/walk-in wardrobe, and door leading to the en-suite.

En-Suite Shower Room –

Fitted with a shower cubicle, wash basin, WC, and tiled splash areas with a window for natural light.

Bedroom Two – 3.62m x 3.53m (11'10" x 11'6")

A further generous double bedroom with rear-facing window and ample space for all required furniture.

Outside

To the front is a driveway providing off-road parking and access to the garage. The rear garden offers a fully enclosed outdoor space mainly laid to lawn with fencing to boundaries, mature shrubs, and a patio seating area — perfect for families and summer entertaining.

Additional Information

- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: C
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems,





or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

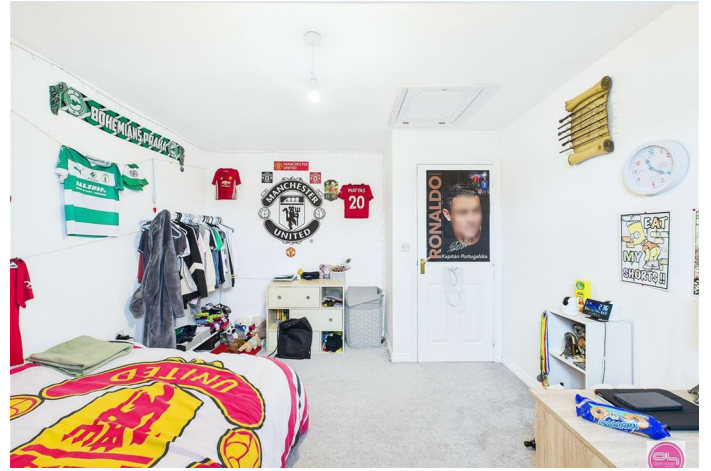
Money Laundering Regulations 2003:

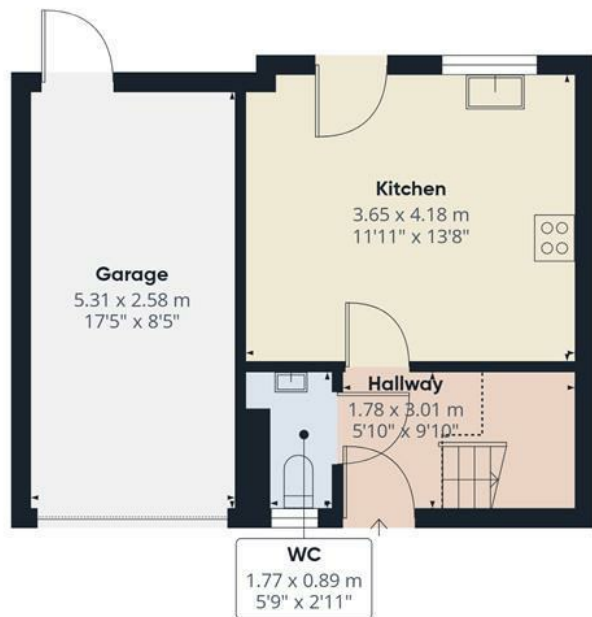
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



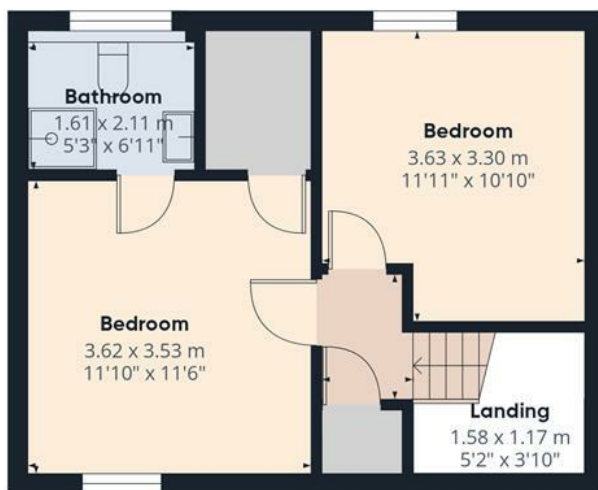




Floor 0



Floor 1



Floor 2

GLA⁽¹⁾

105.3 m²

1134 ft²

Total

119.6 m²

1287 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom


Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excluded

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>76</div>	<div>87</div>
(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		EU Directive 2002/91/EC 

LOCAL AUTHORITY
East Staffordshire

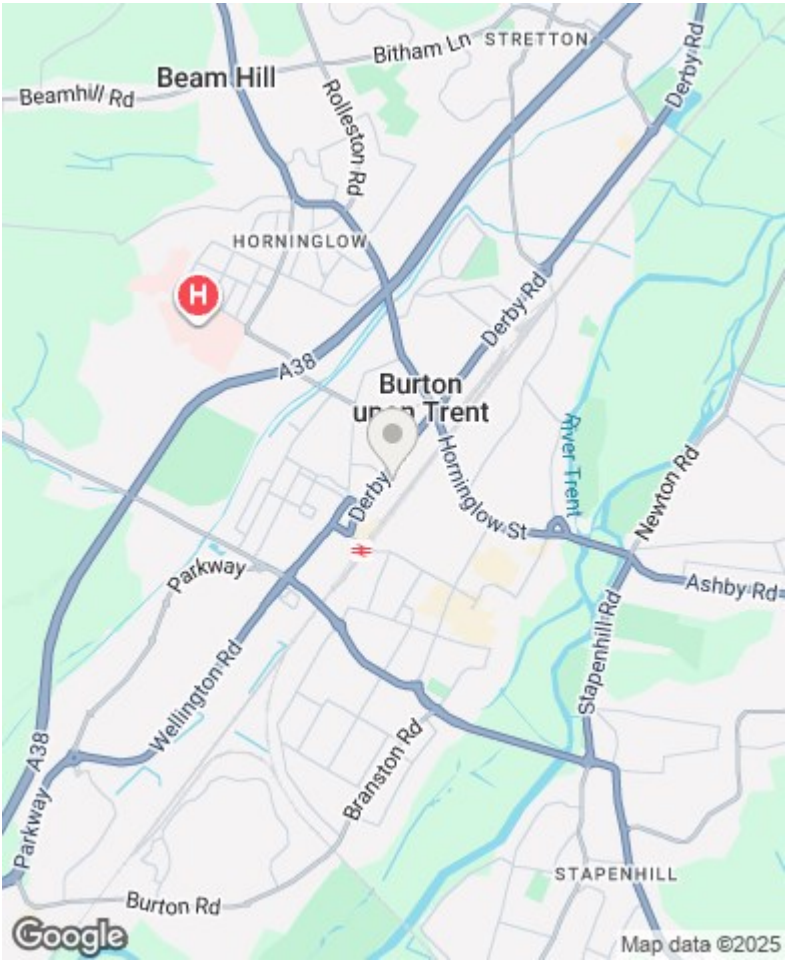
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Modern three-bedroom townhouse
- Spacious kitchen diner with lounge area
- Generous first-floor living room
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Family bathroom and ground floor WC
- Integral garage and driveway
- Enclosed rear garden
- Popular cul-de-sac position overlooking a children’s play area
- Excellent commuter links, local amenities, and schools



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