



31a & 32 Church Hill Street, Winshill, Staffordshire, DE15 0HS

HOWKINS &
HARRISON

31a & 32 Church Hill Street,
Winshill,
Staffordshire, DE15 0HS

Offers over: £255,000

Offered to market with no upward chain, offering an ideal investment property or potential to create a four bedoomed family home. A unique opportunity to acquire a versatile double fronted character property boasting over 2000 sqft of internal accommodation situated close to Burton upon Trent town centre, within the parish of Winshill. Currently configured into two individual two bedoomed apartments with off road parking, but with the relevant permissions these could easily be transformed into one large family home.

An internal viewing is highly recommended.

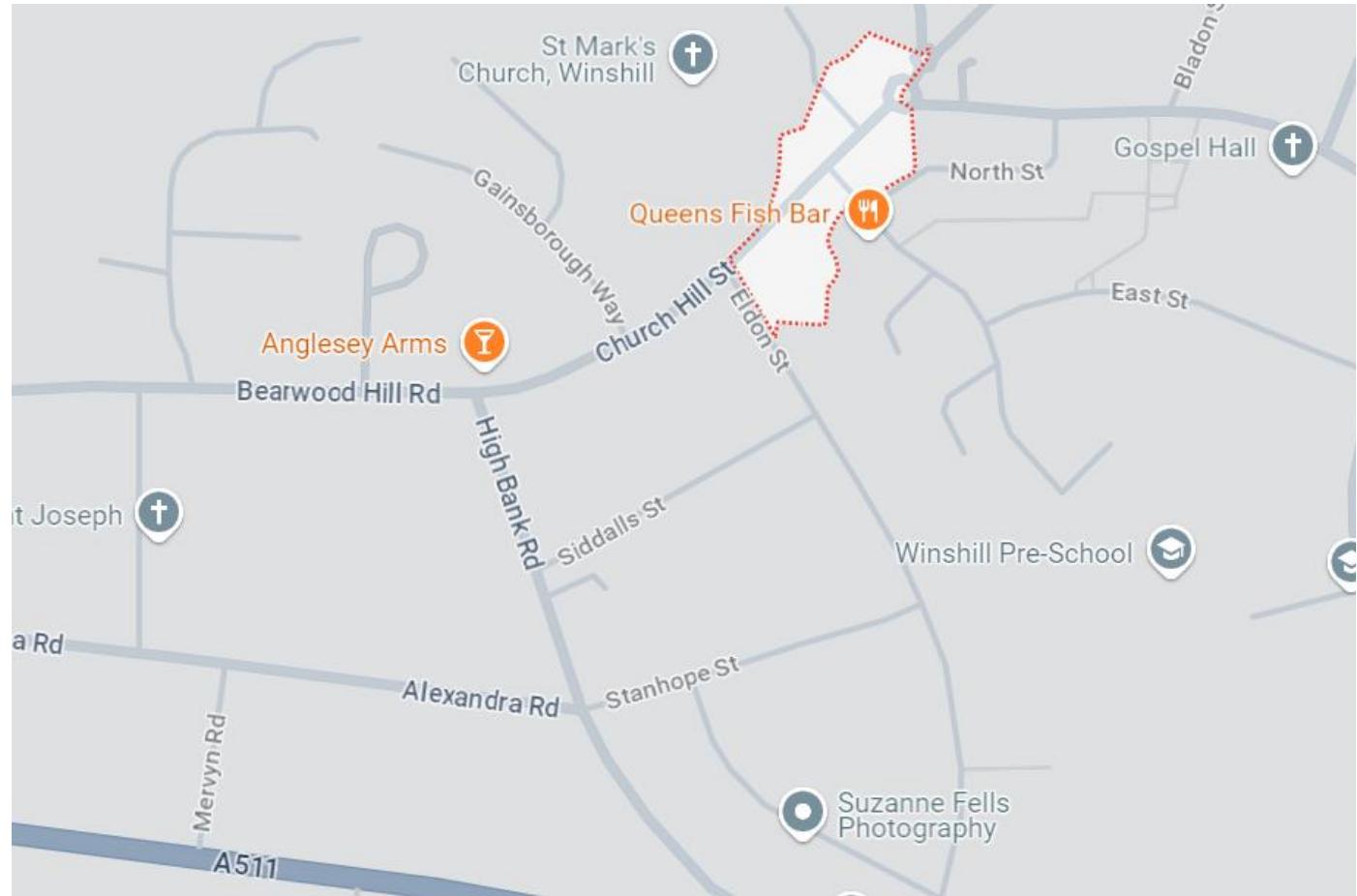
Features

- A unique investment opportunity
- Large double fronted home
- Currently configured as two separate apartments
- Ideally located for commuters
- Over 2,000 sqft of living accommodation
- Off street parking
- Offered to market with no upward chain



Location

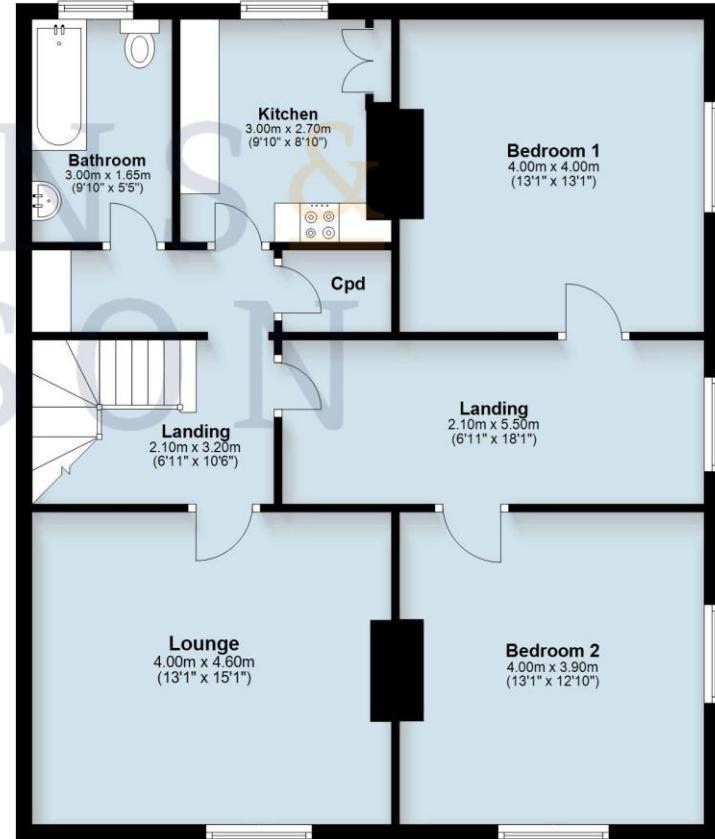
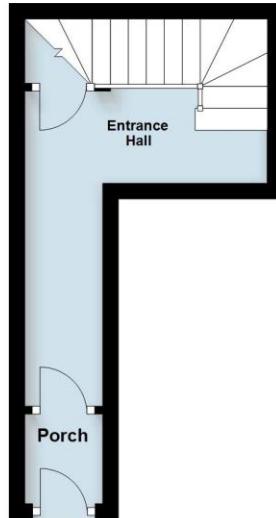
Winshill is a parish in Burton upon Trent, the property is located off the main A511 trunk road in a desirable location, close to the renowned Burton upon Trent Golf Club. Also extremely close to nearby villages of Repton and Newton Solney and the small market town of Swadlincote. The highly regarded private schools of Repton and Foremark are within 10 minutes drive. Occupying a prominent position off the A511 trunk road with direct links into Ashby de la Zouch and the M42 motorway providing swift access to many Midlands cities, including Derby, Nottingham, Leicester and Birmingham.



Accommodation Details

From the front elevation the property currently can be entered via two points which in turn give entry to both of the apartments. At ground level the first apartment opens into a spacious hallway with doors leading off into three versatile rooms all of which could be used as individual bedrooms or a spacious reception lounge. In addition there is a three piece bathroom that services both bedrooms and a sizeable dining kitchen with adjoining WC and utility area.

A further doorway leads directly into a good sized entrance hallway with a single flight staircase that rises up to the second apartment. Similar to the ground floor you will find three generous rooms currently listed as two double bedrooms and a separate living area. To complete there is also a fitted breakfast kitchen and three piece family bathroom.



Total area: approx. 188.0 sq. metres (2024.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-



Outside

Externally the property benefits from ample off road parking to the front elevation in the form of a large block paved hardstanding. To the rear is a low maintenance garden that can be accessed from the ground floor utility area or gated access to the side.



Potential stunning detached family home or
business opportunity.

Viewing highly recommended





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

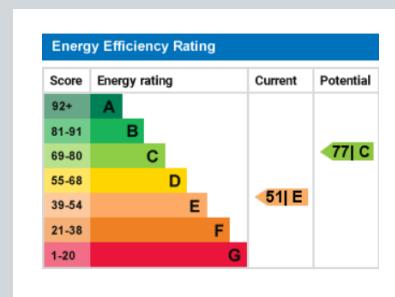
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

East Staffordshire Borough Council

Council Tax

31a – Band A 32- Band B



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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