



**14 Osborne Street, Winhill, Burton Upon Trent, DE15 0JL**

**£299,950**

**CHAIN FREE** - This semi-detached property, in need of renovation but full of potential, offers five bedrooms, two reception rooms with high ceilings, a large kitchen, and off-street parking, all situated in a quiet area with strong community ties and convenient access to public transport and local amenities.



## 14 Osborne Street, Winhill, Burton Upon Trent, DE15 0JL

### Summary Description

Scofield Stone are delighted to present this semi-detached property, currently listed for sale. This home is in need of renovation but offers a fantastic opportunity for families or investors seeking a substantial project. With exceptional features such as a fireplace, high ceilings, and off-street parking, this property is brimming with potential.

The interior boasts a sizable floor plan featuring two reception rooms, both with high ceilings. The first reception room is a stunning space with large windows, a fireplace, and a bay fronted design. The second reception room offers a double aspect view and overlooks the garden, making it a pleasant and tranquil place to relax.

The house benefits from a large kitchen equipped with ample dining space and access to the rear yard, ideal for those who enjoy outdoor dining or entertaining.

On the sleeping quarters, the property comprises five bedrooms. The first and second are spacious doubles. The third bedroom is a single, perfect for a guest room or home office. Found on the second floor, the fourth and fifth bedrooms are doubles with sloping ceilings and eaves storage, adding a unique charm to these rooms.

Completing the property are two bathrooms. The first is a ground floor wet room, offering supreme convenience. The second bathroom is equipped with a traditional three-piece bath suite.

Located in a quiet and peaceful area, the property is surrounded by a strong local community and offers easy access to public transport links and local amenities. This property is a blank canvas waiting for the right owner to bring it back to life and take advantage of its distinct features and excellent location.

### Entrance Hall

#### Lounge

14'8" x 14'3" (4.49 x 4.36)



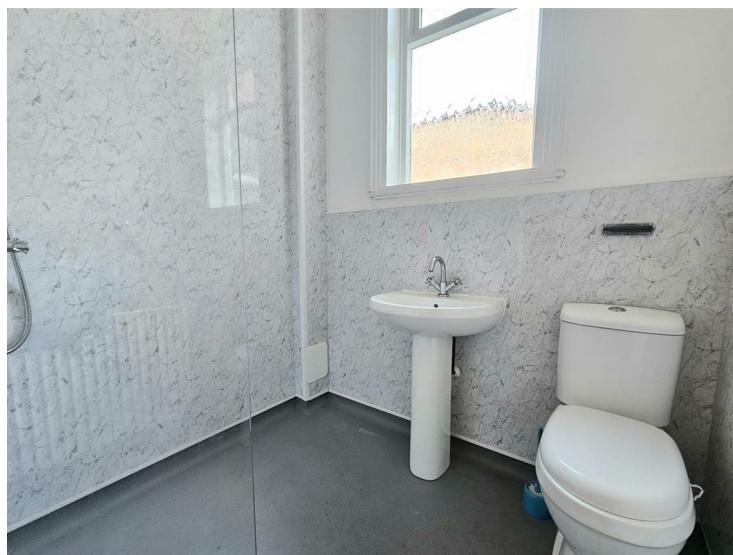
#### Dining Room

12'2" x 11'1" (3.72 x 3.4)



#### Wet Room

6'4" x 6'2" (1.95 x 1.89)





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### Breakfast Kitchen

19'8" x 8'5" (6 x 2.57)



### Bedroom Two

12'2" x 11'1" (3.72 x 3.4)



### Stairs/Landing to first floor

### Bedroom One

12'3" x 14'5" (3.74 x 4.41)



### Bedroom Three

10'10" x 9'6" (3.32 x 2.9)





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### Bathroom



### Bedroom Five

12'3" x 8'7" (3.74 x 2.63)



### Stairs/Landing to second floor

### Bedroom Four

14'8" x 8'7" (4.48 x 2.62)



### OUTSIDE

#### Frontage and Driveway

To the front you will find a small concrete forecourt patio, along with driveway which leads to the rear via wooden gates.

#### Rear Yard



The driveway continues for the full extent of the rear yard, providing excellent storage for vehicles, or simply a low maintenance patio garden. There is a full width covered workshop at the rear of the yard, along with two wooden sheds.

### Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £1935.82 a year (£161.32 a month)

## 14 Osborne Street, Winshill, Burton Upon Trent, DE15 0JL

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Gated, Off Street, Rear, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

For further Material Information about this property please visit:  
<https://moverly.com/sale/JknH7MtH2Y2ZHzPh4J6TKV/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers

which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Buying to Let?

Guide achievable rent price: £1350pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Location / what3words

what3words ///ruler.seated.nests



Sales: 01283 777100  
Lettings: 01332 511000  
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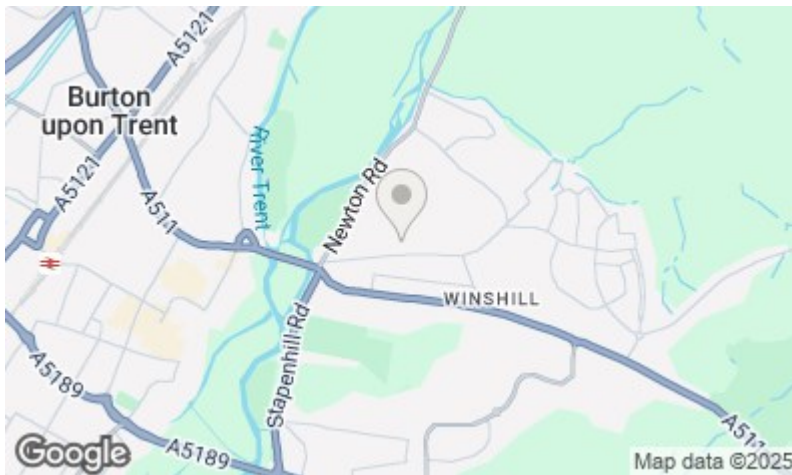


# 14 Osborne Street

Approximate Gross Internal Area  
1842 sq ft - 171 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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