



12 Redhill Lane, Tutbury, Burton upon Trent, DE13 9JW

£320,000

This detached property, in need of modernisation, offers a fantastic opportunity with three reception rooms, three bedrooms, a fireplace, garage, garden, and beautiful views, all conveniently located near public transport, schools, and local amenities.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Introducing this detached property, graciously poised for sale. Although it's in need of modernising, it presents a fantastic opportunity for those with a vision for their dream home. The property boasts three reception rooms, offering ample space for comfort and entertainment. The three bedrooms provide perfect accommodation for families, while the single bathroom serves as a shared space for all occupants.

The charm of this property doesn't stop at its interior. The fireplace adds a touch of warmth and elegance, making it a perfect gathering point for cosy nights in. In addition to the attached single garage, the property benefits from driveway parking. The garden, once cleared could be a delightful space where children can play safely, or one could simply relax and enjoy the serenity. The beautiful view to the front is just the icing on the cake, providing a serene outlook to enjoy daily.

The location of this property is another of its standout features. It is in proximity to public transport links, making commuting a breeze. For families with school-aged children, the nearby schools are a major plus. Local amenities are close at hand, ensuring your day-to-day needs are met with ease. If you are a nature lover, the green spaces, quiet, peaceful walking and cycling routes will surely appeal to you.

In conclusion, this property is ideal for families seeking a home they can shape to their liking. It is a place where memories can be made, and a lifestyle of comfort and convenience can be enjoyed.

Entrance Hall

Part obscure glazed composite main entrance door, under stairs storage cupboard with telephone point, radiator.

Lounge

16'1" x 13'1" (4.91 x 3.99)



Front aspect upvc double glazed bow window, stone fireplace with living flame gas fire, radiator, tv point, radiator. Archway to:-

Dining Room

8'10" x 10'4" (2.7 x 3.16)



Sliding patio doors to conservatory, radiator.

Conservatory

9'2" x 16'0" (2.81 x 4.9)



Having ceramic tiled flooring, upvc double glazed framework and insulated roof with doors to rear garden.

Kitchen

8'9" x 11'9" (2.69 x 3.59)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units with worktop and tiled splashbacks, inset stainless steel sink with vegetable preparation, drainer and chrome mixer tap, integrated

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electric oven, under counter space and plumbing for appliances, inset gas hob, wall mounted Baxi boiler, tv point.

Guest Cloakroom

Side aspect obscure upvc double glazed window, wash hand basin, low flush wc.

Stairs/Landing

Wooden staircase, upvc double glazed window, radiator, access to roof space.

Bedroom One

13'0" x 11'11" (3.98 x 3.65)



Front aspect Upvc double glazed window, radiator.

Bedroom Two

9'11" x 10'4" (3.03 x 3.17)



Front aspect Upvc double glazed window, radiator.

Bedroom Three

12'1" x 8'11" (3.7 x 2.74)



Rear aspect Upvc double glazed window, radiator.

Bathroom



The bathroom has been enlarged by utilising what would have previously been bedroom four. Two rear aspect upvc double glazed windows, two radiators, wash hand basin, low flush wc, bathtub and shower enclosure. Airing cupboard with hot water cylinder.

OUTSIDE

Garage

18'4" x 9'8" (5.6 x 2.97)

An attached garage with metal up and over door, upvc double glazed side window, light, power and cold water tap.

Frontage and Driveway

A Tarmac driveway with adequate parking for at least two vehicles, walled enclosure and herbaceous borders with some decorative gravel.

Rear Garden



An enclosed, private garden with lawn and mature herbaceous borders.

Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2587.77 a year (£215.65 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, and Private

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

Disclaimer

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.

Buying to Let?

Guide achievable rent price: £1200pcm

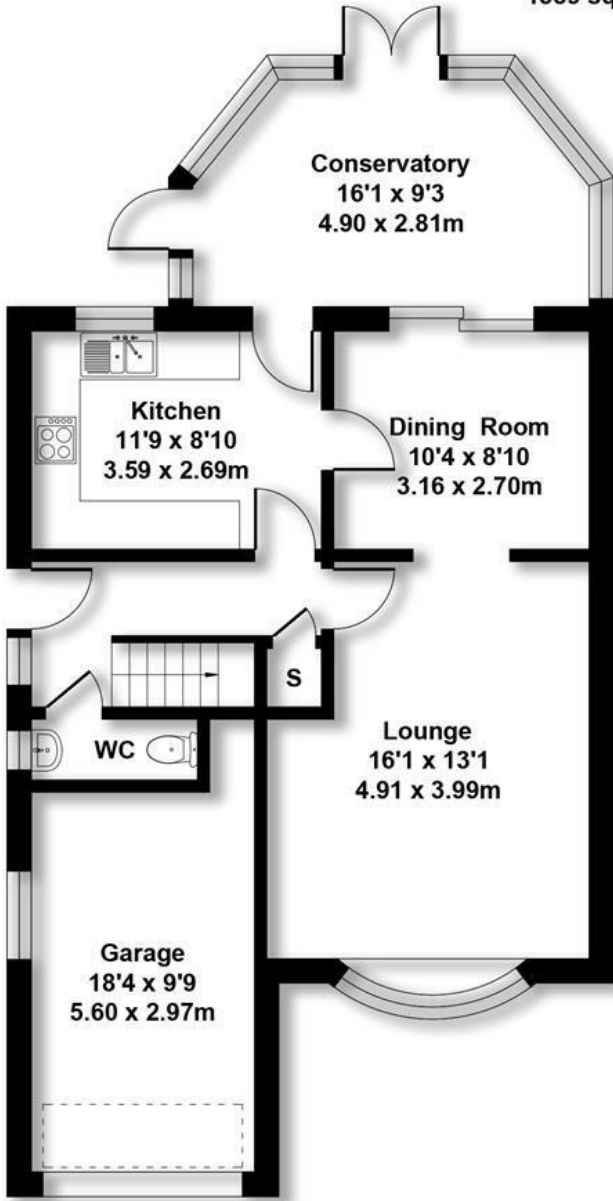
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

Location / what3words

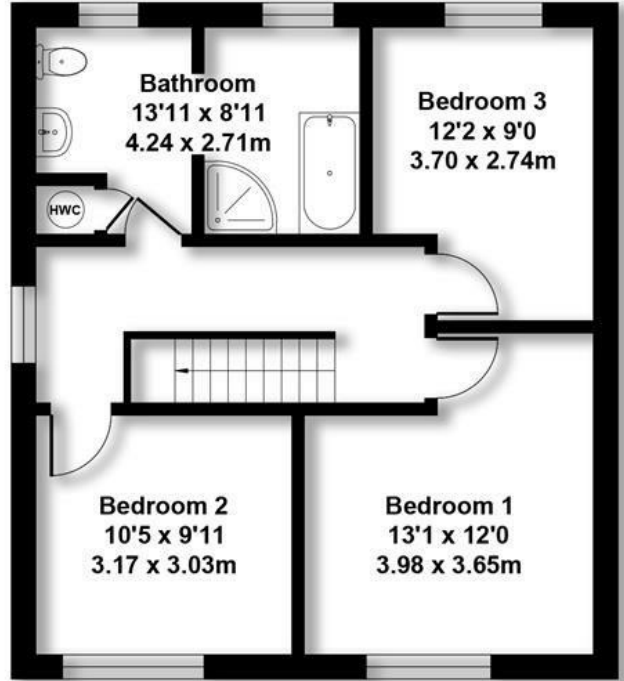
what3words ///buddy.haggling.rivers

12 Redhill Lane

Approximate Gross Internal Area
1389 sq ft - 129 sq m

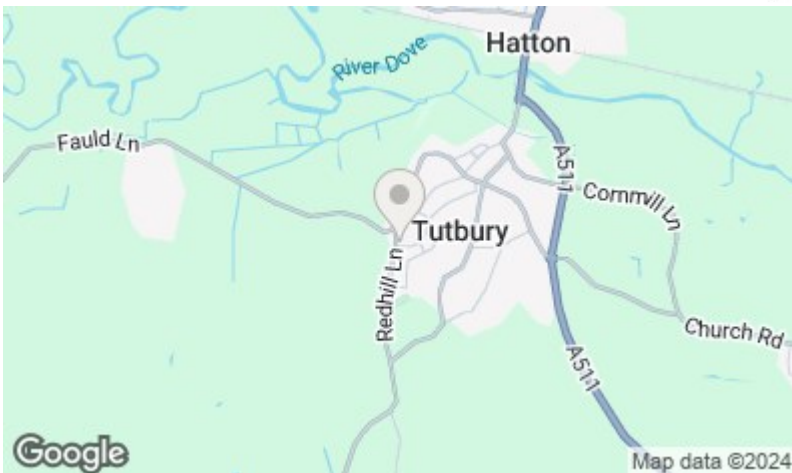


GROUND FLOOR



FIRST FLOOR

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) A			83
(81-91) B			
(69-80) C		70	
(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	

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



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980