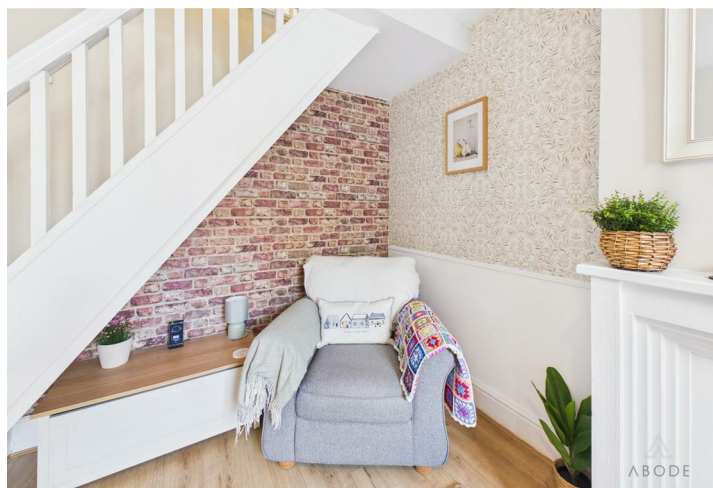






A beautifully presented two-bedroom mid-terraced home, offering deceptively spacious accommodation arranged over two floors and complemented by a generous rear garden. Thoughtfully updated throughout, the property blends character features with modern finishes, making it an ideal purchase for first-time buyers, young professionals or those looking to downsize, all within easy reach of Burton upon Trent town centre, local amenities and excellent transport links.



Accommodation

The accommodation begins with a welcoming living room positioned to the front of the property, featuring a charming fireplace and staircase rising to the first floor. To the rear, the fitted kitchen offers an excellent range of wall and base units, integrated cooking appliances and ample work surface space, creating a practical hub for everyday living. Doors lead through to a bright conservatory which provides additional reception space and enjoys pleasant views over the rear garden, with direct access outside.

The first floor offers a spacious principal bedroom overlooking the front aspect, together with a well-proportioned second bedroom which would equally suit use as a child's bedroom, dressing room or home office. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside, the property enjoys an enclosed rear garden arranged over several levels. Immediately outside the conservatory is a low-maintenance gravelled seating area, with steps rising to a lawned garden and a further paved patio positioned at the rear, ideal for outdoor entertaining. A timber garden shed provides useful external storage, while mature planting and fenced boundaries create a good degree of privacy.

Located within a popular residential area, the property is conveniently positioned for Burton upon Trent town centre, a range of local shops, schools



and everyday amenities, together with excellent road links including the A38 providing straightforward access to Derby, Lichfield and Birmingham.



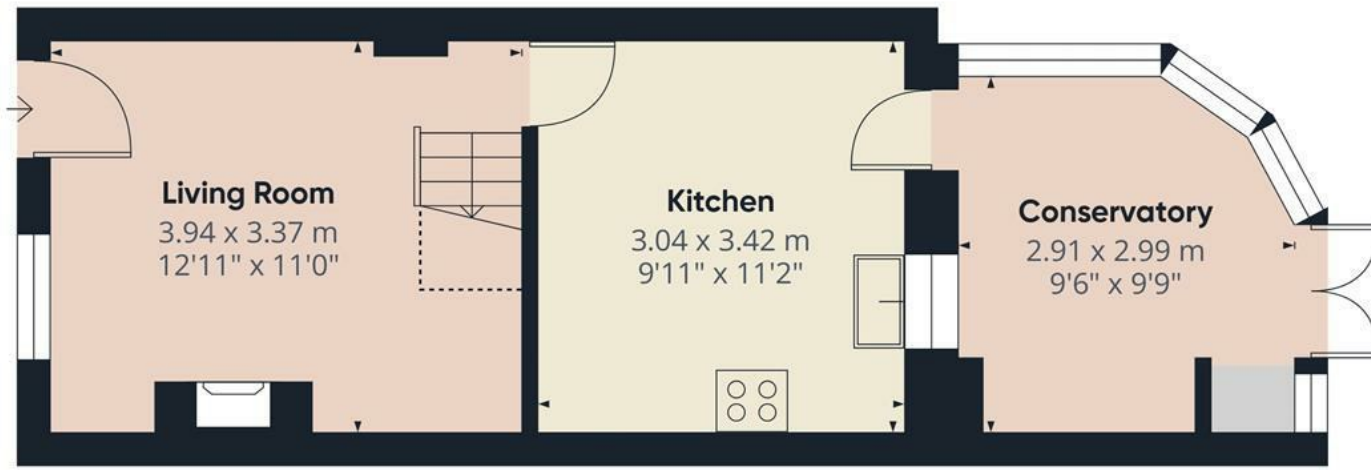




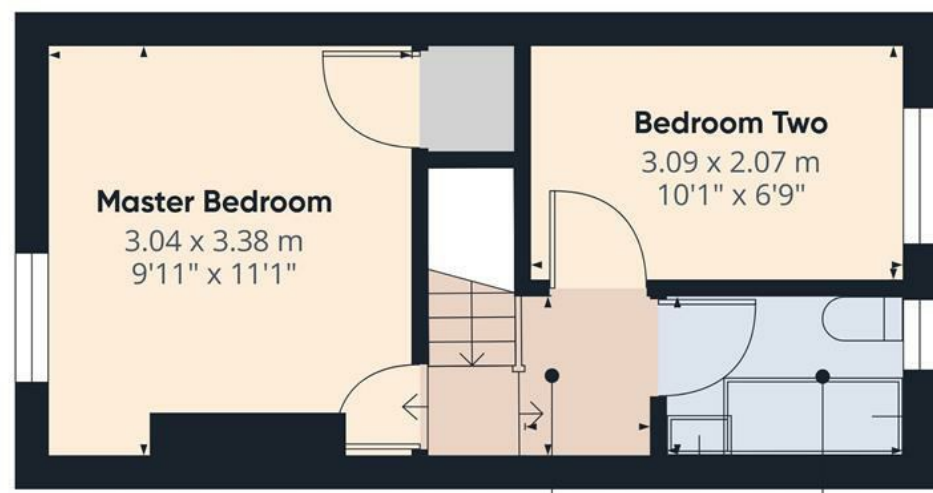








Floor 0



Floor 1



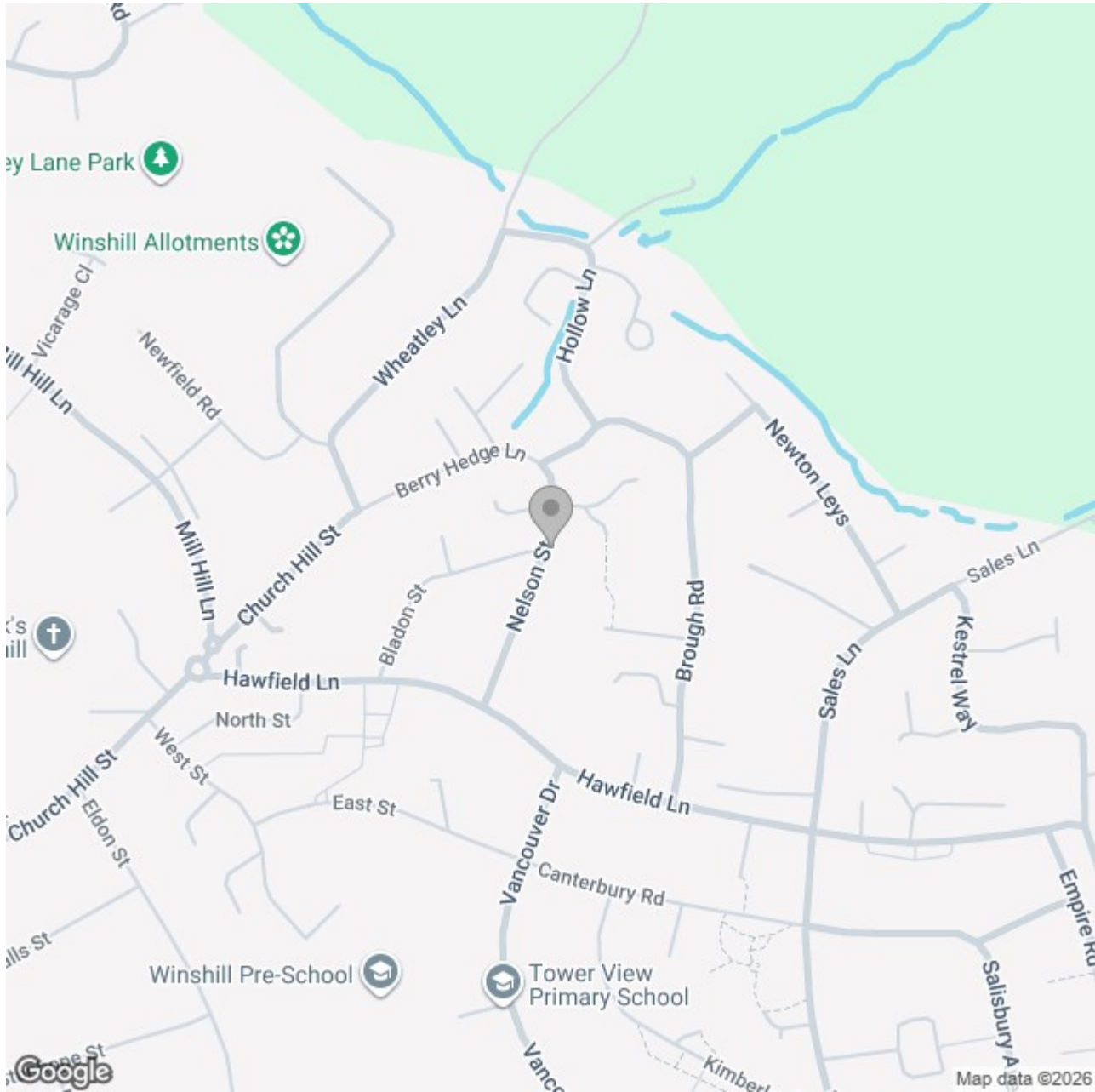
Approximate total area⁽¹⁾
53.1 m²
573 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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