Welford Rise

Burton-on-Trent, DE13 0QF







Situated on the popular Welford Rise in Burton-on-Trent, this refurbished four-bedroom semi-detached dormer bungalow occupies an elevated position, enjoying far-reaching views across Burton. Offering versatile accommodation across two floors, a generous open-plan living kitchen, useful storage and a private rear garden, the property is an excellent opportunity for a range of buyers. The property is also being sold with no upward chain.

Asking Price Of £235,000

John German

Upon entering, the entrance hallway features attractive parquet flooring and provides access to the ground-floor accommodation. To the left is bedroom three, which would comfortably accommodate a single bed and benefits from built-in storage. To the right is the family bathroom, fitted with a shower over the bath, WC and wash hand basin. Further along the hallway, bedroom two is a generous double bedroom, offering comfortable ground-floor sleeping accommodation.

Straight ahead, the hallway opens into the spacious open-plan living kitchen, creating a sociable and practical space for everyday living. The kitchen area is fitted with a range of base units and drawers positioned along both sides of the room, alongside an oven, extractor fan, induction hob (not currently connected), sink and additional shelving. The remaining space provides a generous living area with plenty of room for seating and relaxation.

Stairs lead to the first floor, where the main bedroom offers a comfortable double room with fitted storage and access to the eaves, providing useful additional storage space. Completing the first-floor accommodation is a fourth bedroom, ideal for home working or as a hobby room. This space could also offer potential for conversion into an en-suite to the main bedroom, subject to the necessary consents and suitability.

Externally, the property benefits from a front garden laid to lawn and enclosed by established private hedging, together with a driveway providing off-road parking and access to the garage. The garage is complemented by an additional store room, offering further practical storage. To the rear, the garden features a block-paved patio area, ideal for outdoor dining and entertaining, with the remainder laid to lawn.

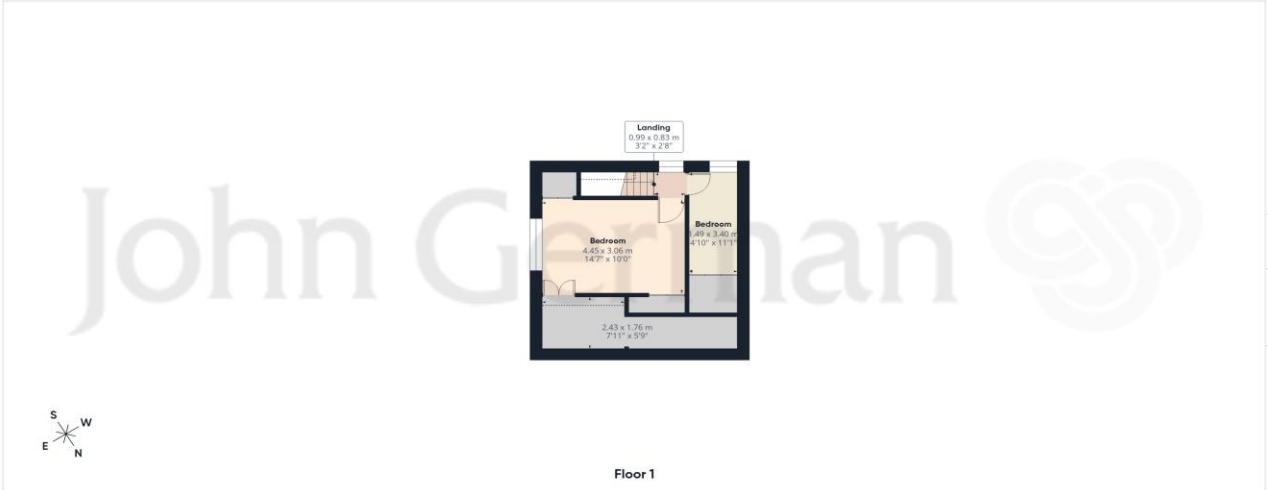
Welford Rise is conveniently positioned for access to Burton-on-Trent town centre and its range of shops, supermarkets, cafés, pubs and restaurants. Local schools, everyday amenities and healthcare facilities, including Queen's Hospital, are also within reach. The surrounding road network provides connections to the A38 and wider Midlands, making the location suitable for commuters and those looking to enjoy the amenities of Burton while benefiting from a residential setting.

Offering flexible accommodation, a generous living space, useful outside storage and attractive elevated views, this semi-detached dormer bungalow presents an appealing opportunity for buyers seeking a home with scope to personalise and make their own. An early viewing is recommended to appreciate the accommodation and position on offer.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA20102026
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Approximate total area(1)
101.2 m²
1088 ft²

Reduced headroom
7.3 m²
78 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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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