



Westminster Drive, Stretton, Burton-On-Trent, DE13 0FG

Nicholas
Humphreys

Asking Price £95,000

**** No Chain ** Ideal First Purchase Or Investment ** 1st Floor Accommodation ****

Situated in a cul-de-sac position in the heart of the popular village of Stretton, this first floor maisonette-style apartment offers ideal accommodation for the first-time buyer or investor alike. The property benefits from off-road parking for up to three vehicles, a private entrance, UPVC double glazing, electric heating and is offered for sale with no upward chain and immediate vacant possession.

The accommodation opens with a UPVC front entrance door leading into the entrance hallway, with a staircase rising to the first floor apartment and an electric wall heater. The lounge is positioned to the front elevation, with a UPVC double glazed window and electric wall heater, with access leading through to the fitted kitchen. The kitchen provides a selection of base units with matching eye-level wall cupboards, a stainless steel sink unit and freestanding appliance spaces for cooker, washing machine and fridge freezer.

To the rear of the property is the master double bedroom, benefitting from built-in wardrobes, an airing cupboard housing the hot water immersion cylinder, twin UPVC double glazed windows overlooking the rear garden and an electric wall heater. The bathroom is fitted with a WC, hand wash basin and bath with electric shower above, complemented by partial wall tiling and a UPVC double glazed window to the side aspect.

Outside, the property enjoys a driveway providing off-road parking for up to three vehicles, together with access to the rear garden, which is split into two sections, with the rear section belonging to this property. This area is mainly laid to lawn and includes a useful garden shed.

Westminster Drive is well placed within the village of Stretton, close to local amenities, public houses and the village bakery, while also offering convenient access to the A38 and wider road networks. All viewings are strictly by appointment only.



The Accommodation

Hallway & Stairs

Lounge

3.45m x 3.20m (11'4 x 10'6)

Kitchen

2.08m x 1.98m (6'10 x 6'6)

Bedroom One

3.91m to wardrobe x 2.44m (12'10 to wardrobe x 8'0)

Bathroom

Rear Grden

Driveway Upto 3 Cars

Leasehold

The home is leasehold with no charges top pay. The lease ends 25/03/2173 with approximately 146 years remaining. The information has been supplied by the owner, we advise all the information is check by your acting solicitor in advance of exchange of contracts to satisfy yourself as to the accuracy.

Property construction: Standard

Parking: Driveway, within shared area.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric wall heaters

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

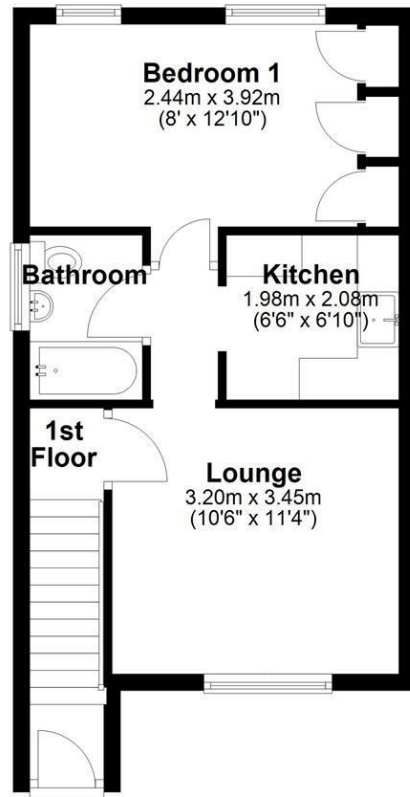
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the

information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

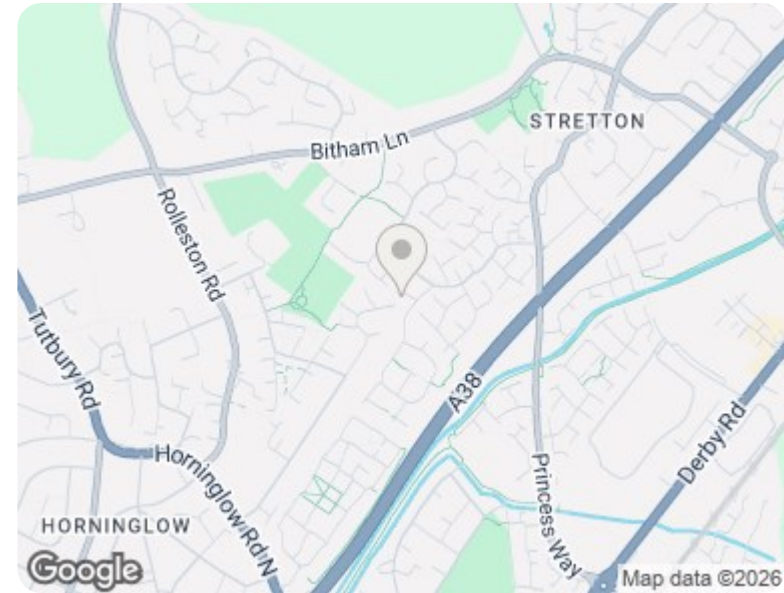




Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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