**Saw Mill Way, Burton-On-Trent, DE14 2JL**

Nicholas Humphreys

**£170,000**

A modern end townhouse situated in this popular residential location close to Burton town centre and commuter routes. The property has been freshly decorated throughout, offering a welcoming hallway, guest cloakroom, modern fitted kitchen, and open-plan living dining room with French doors to the garden.

The first floor provides two double bedrooms, with en-suite to master, and a modern family bathroom. Outside, there is driveway parking to the front and an enclosed rear patio garden.

Offered for sale with no upward chain and immediate vacant possession.

**The Accommodation**
A Modern End Townhouse – Ready to Move Into with No Upward Chain.

Situated in a desirable residential location with convenient access to Burton town centre, local amenities and commuter networks, this modern end-townhouse provides an ideal opportunity for a first-time buyer or second-step purchaser alike.

The home opens with a welcoming reception hallway, having a radiator, built-in cloaks cupboard and internal door through to the guest cloakroom, fitted with a modern suite comprising WC and hand wash basin.

Positioned to the front aspect, the modern fitted kitchen features a selection of base cupboards and drawers with matching wall units, preparation work surfaces incorporating a single-drainer sink unit, and four-ring electric hob with new oven below. A wall-mounted gas-fired combination boiler is neatly concealed within a matching cupboard. There is plumbing for a washing machine, upright fridge/freezer space, and a UPVC double-glazed window to the front elevation.

To the rear of the home, the spacious open-plan living and dining room offers a light and airy feel, feature electric fireplace, radiators, and UPVC double-glazed French doors opening out onto the rear garden. Stairs from this room rise to the first-floor accommodation.

The first-floor landing provides access to the loft space and internal doors leading off to the bedrooms and family bathroom.

The master bedroom, positioned to the rear aspect, includes a built-in storage cupboard, radiator, UPVC double-glazed window, and access to a modern en-suite shower room. The en-suite is fitted with a white suite comprising WC, hand wash basin, and shower enclosure with electric shower.

The second double bedroom is located on the front elevation, with radiator, fresh décor, and UPVC double-glazed window.

Centrally positioned within the property is the family bathroom, fitted with a three-piece white suite comprising low-level WC, hand wash basin, and bath, with radiator and UPVC double-glazed window to the side elevation.

Externally, the property benefits from a front driveway providing off-road parking, with a side gated access shared with a neighbouring property leading through to an enclosed private rear garden. The garden features a paved patio area, and fenced boundaries, offering a pleasant outdoor space.

The property is offered for sale with no upward chain and immediate vacant possession.

Viewings strictly by appointment only.

Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
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

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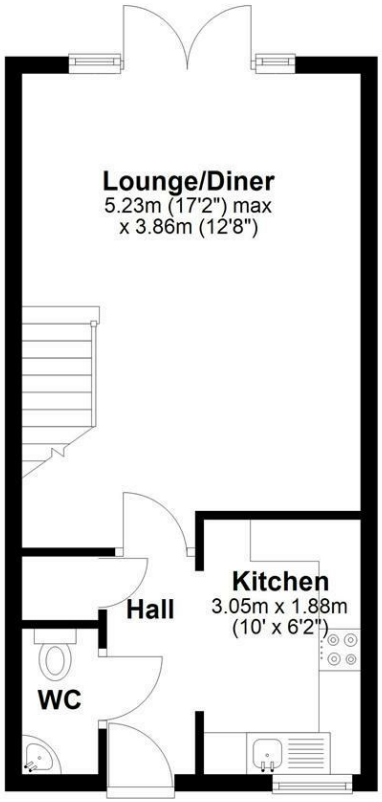
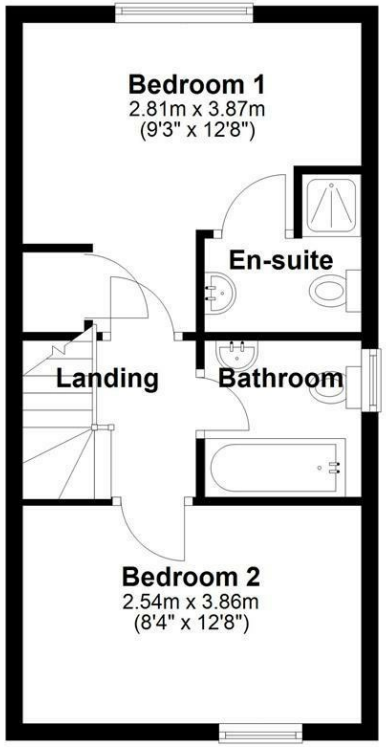
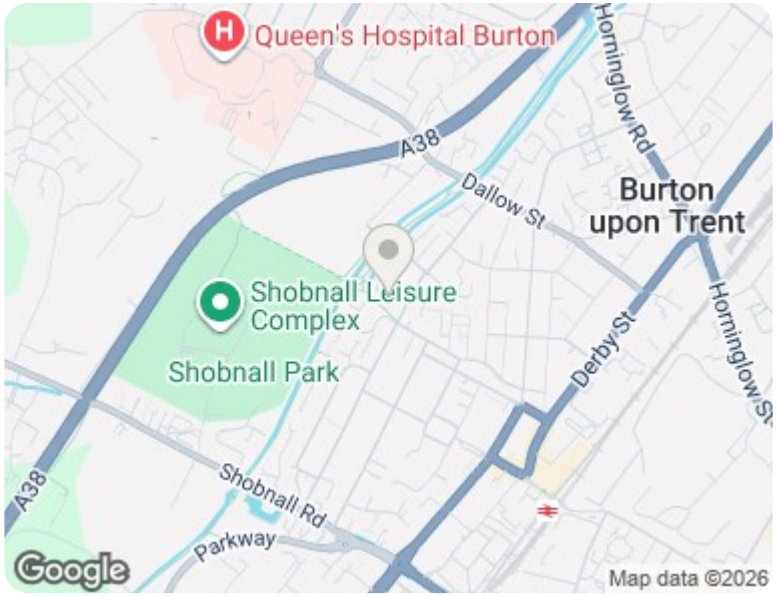
## Ground Floor

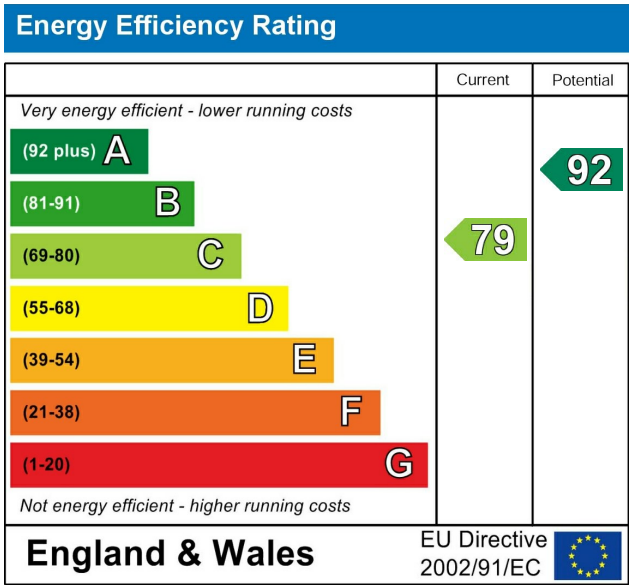



## First Floor




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.




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

## Important Notes, Charges & Selective Licence Areas

**Council Tax Band B** **Freehold**

**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. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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