Bearwood Hill Road

Burton-on-Trent, DE15 0JR

FOR SALE BY AUCTION

A two bedroom mid-terraced property situated on Bearwood Hill Road offering generous accommodation arranged over two floors, retaining a number of charming character features and would make an ideal project for buyers looking to modernise and add their own personal touch.

Auction Guide Price £75,000

John German

A two bedroom mid-terraced property situated on Bearwood Hill Road in the popular residential area of Winshill, Burton-on-Trent. Offering generous accommodation arranged over two floors, the property retains a number of charming character features and would make an ideal project for buyers looking to modernise and add their own personal touch.

The accommodation briefly comprises two reception rooms, kitchen, two generous double bedrooms and a family bathroom, together with useful outside storage and garden space.

On entering, the front living room provides a welcoming reception space featuring an open fireplace with a brick-effect feature chimney breast, exposed ceiling beams and a good degree of natural character. The second reception room is positioned to the rear and benefits from a further fireplace, providing flexibility for use as a dining room, snug or additional sitting room. An understairs storage cupboard provides useful additional household storage.

The kitchen is situated at the rear of the property and comprises a range of hand-crafted wall and base units with drawers, tiled worktop areas and an extractor fan. There is space for a freestanding cooker, washing machine and fridge freezer. Further character is provided by exposed ceiling beams, while the kitchen also offers access towards the rear of the property.

To the first floor are two generous double bedrooms, both offering good proportions and providing comfortable sleeping accommodation. The family bathroom is also located on this floor and comprises a bath, WC and wash hand basin.

Externally, the property benefits from an attached outhouse, divided into two sections, providing useful storage alongside a separate outside WC. To the rear is a courtyard-style area leading onto a lawned garden, with space towards the rear for vegetable growing, together with a greenhouse and garden shed. As is typical with many terraced properties, there is a right of way in the rear garden.

To the front is a low-maintenance garden, which also provides an area suitable for storing household waste bins should this be preferred.

A particularly useful additional benefit is the detached garage situated around the corner on Mount Street, providing off-road parking or valuable additional storage.

Please note that the property does not benefit from gas central heating and will require modernisation and improvement, making it particularly suited to buyers seeking a renovation project or investment opportunity.

The property is being sold via auction and represents an excellent opportunity for purchasers looking for a character property with generous accommodation, gardens and additional garage space.

The property is conveniently positioned within Winshill, with a range of local amenities nearby including shops, schools, convenience stores, public houses and everyday services. Burton-on-Trent town centre is also within easy reach, providing a wider selection of shopping, leisure and recreational facilities, together with Burton railway station offering connections towards Derby, Birmingham and Nottingham. The surrounding area also provides convenient access to major road links including the A38 and A50.

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: Traditional
Parking: On road
Electricity supply:
Water supply:
Sewerage:
Heating:
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17082026

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

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.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Ground Floor Building 1

Floor 1 Building 1

John German

Approximate total area(1)

74.6 m²

802 ft²

Reduced headroom

0.6 m²

6 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.

GIRAFFE360

Ground Floor Building 2

John German

AWAITING EPC MEDIA

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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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