



Shipley Close, Branston, Burton-On-Trent, DE14 3HB

 Nicholas
Humphreys

Asking Price £160,000

**** LANDLORDS & INVESTORS ONLY – TENANT IN OCCUPATION ****

A modern two-bedroom mid-terrace property situated within a pleasant cul-de-sac location in the popular residential area of Branston. Offered for sale as an ongoing investment opportunity with tenants currently in occupation paying £750 PCM, the property provides well-presented accommodation comprising entrance hallway, lounge with useful below-stairs storage and fitted breakfast kitchen overlooking the rear garden.

To the first floor are two bedrooms, with the master benefiting from built-in wardrobes, together with a fitted three-piece bathroom. Outside is an established enclosed rear garden with patio and lawn, together with allocated driveway parking for two vehicles. An ideal opportunity for landlords looking to add an established tenanted property to their portfolio. All viewings strictly by appointment only.



The Accommodation

A modern mid-town house property positioned within a pleasant cul-de-sac location in the popular residential area of Branston, on Regents Park. Offered for sale as an ongoing investment opportunity with tenants currently in occupation paying £750 PCM, the property is being marketed to landlords and investors only, and provides well-proportioned two-bedroom accommodation together with an established rear garden and allocated parking for two vehicles.

Set back from the road behind a front garden, the accommodation is approached via a UPVC entrance door opening into the entrance hallway. The hallway has a staircase rising to the first-floor accommodation, single radiator and an internal door leading through to the lounge.

The lounge is positioned to the front aspect of the home and features laminate flooring, a UPVC double-glazed window overlooking the front elevation and radiator. There is also a useful below-stairs storage cupboard, with a further internal door leading through to the kitchen.

Positioned across the rear of the property, the kitchen is fitted with a selection of base cupboards and drawers together with matching eye-level wall units and preparation work surfaces. Integrated appliances include a built-in oven with four-ring gas hob, whilst there is free-standing appliance space for a fridge freezer and washing machine. The room provides space for a breakfast table and chairs and also houses the wall-mounted gas central heating boiler. A UPVC double-glazed window overlooks the rear garden, whilst a UPVC door provides direct access outside.

First Floor

A staircase rises to the first-floor landing, where there is an airing cupboard housing the hot water immersion heater and doors leading off to the bedrooms and bathroom. The master double bedroom is positioned to the front elevation and benefits from built-in wardrobes, radiator and a UPVC double-glazed window. Bedroom two is positioned to the rear aspect of the property and sits alongside the fitted family bathroom. The bathroom is fitted with a white three-piece suite comprising WC, hand wash basin and panelled bath with electric shower above. Further features include a radiator and UPVC double-glazed window.

Outside

The property benefits from an allocated driveway providing off-road parking for two vehicles, situated within a shared parking area. To the rear is an established enclosed garden incorporating a paved patio area, lawn and fenced boundaries, providing a pleasant outside space. A rear pedestrian gate provides access around to the front of the property.

Investment Opportunity

The property is offered for sale as an ongoing investment opportunity with tenants currently in occupation paying £750 PCM and is therefore offered for sale to landlords/investors only, and will require suitable buy to let finance or be a cash purchase. All viewings are 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

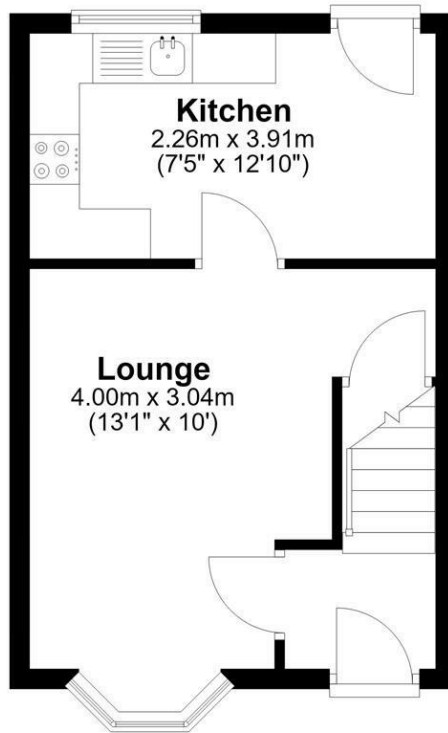
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance 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



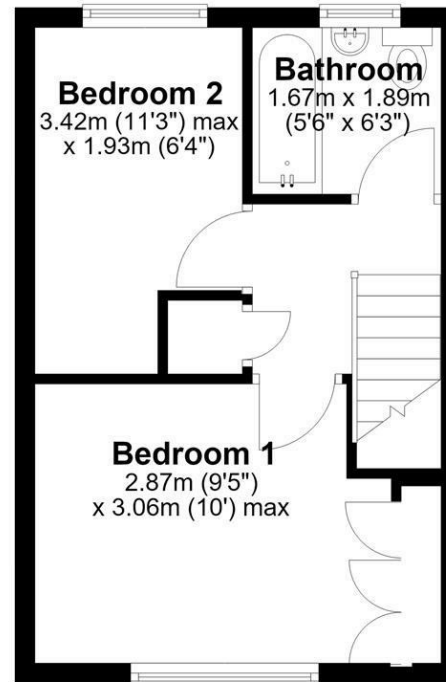




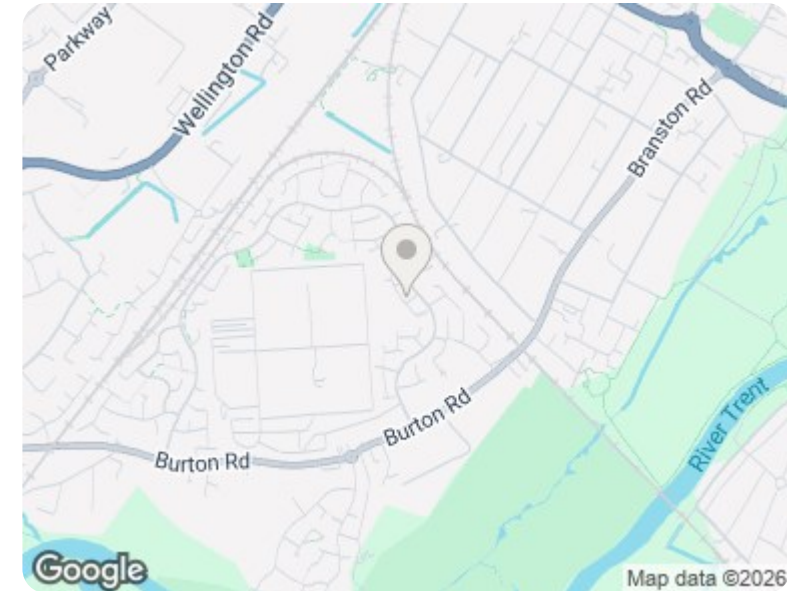
Ground Floor



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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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