Hillcrest Avenue

Burton-on-Trent, DE15 0TZ







This well-presented three-bedroom detached home is situated on the ever-popular Hillcrest Avenue, Winshill, Burton-on-Trent, offering spacious and versatile accommodation ideal for families and buyers looking to make a home their own.

Guide Price £279,000

The property is entered via a useful entrance porch, providing added security and a practical space for coats and shoes, which leads into a generous hallway featuring convenient understairs storage. To the right, you'll find a large living room diner, flooded with natural light from the attractive front-aspect window. The room benefits from a feature fireplace and offers ample space for comfortable living furniture, with additional room at the far end for a formal dining area. From here, doors open into the sunroom, which enjoys pleasant views over the rear garden and provides a lovely additional living space.

The well-equipped kitchen includes a range of wall and base units, drawers, an oven with induction hob, extractor fan, double sink, and spaces for a fridge, freezer and washing machine. A charming original serving hatch adds character and potential.

To the first floor, the accommodation comprises a family bathroom fitted with a walk-in shower, WC and hand wash basin, with fully tiled walls for easy maintenance. The second bedroom is a generous double with a rear-aspect window overlooking the garden. The main bedroom is larger in size and features fitted storage surrounding space for a double bed, along with room for additional furniture. Completing the first floor is the third bedroom, which is larger than a typical box room and comfortably accommodates a single bed and furniture - also ideal as a study, nursery or hobby room.

Externally, the property continues to impress. There is an attached single garage with a rear door providing access to the garden, along with side access from the front. The beautifully maintained rear garden has been clearly well loved and features an initial slabbed patio, a lawn bordered by shrubs and planting, stone edging, and a further patio area beyond the sunroom - perfect for following the sun throughout the day. A natural rear hedge boundary provides excellent privacy. To the front, there is a lawned garden and driveway.

The home is move-in ready and is offered for sale with no upward chain, while still providing excellent scope for modernisation and personalisation over time. There is also potential to extend above the garage, subject to planning permission, allowing for additional living or bedroom space.

Hillcrest Avenue is a well-regarded and established residential location within Winshill, popular for its strong community feel and convenient access to a wide range of amenities. The property is within easy reach of local shops, supermarkets, cafés, public houses and everyday services, as well as highly regarded primary and secondary schools, making it an excellent choice for families. Burton-on-Trent town centre is readily accessible, offering a broader selection of shopping, leisure and dining facilities, while Burton-on-Trent railway station provides direct links to Derby, Birmingham and beyond. For commuters, the nearby A38 offers swift connections to the A50, M1 and M6. The area also benefits from nearby green spaces, riverside walks and countryside trails, ideal for those who enjoy outdoor leisure.

Agents note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30012026
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.

















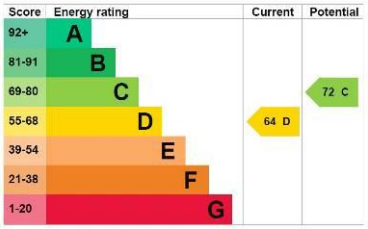

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Agents' Notes

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.