

**52 Harbury
Street
Burton-On-Trent
DE13 0RY**

£300,000



- Beautifully presented throughout
- Three bedrooms
- Superbly fitted kitchen
- Stunning bathroom
- Ground floor cloakroom
- Through lounge and dining area
- Former Garage now studio and storage
- Driveway
- Garden
- Viewing essential

GENERAL INFORMATION





THE PROPERTY

Sitting attractively on Harbury Street, this beautifully presented three-bedroom semi-detached house is a true gem. Spanning an impressive 1,098 square feet, the property is ideally located near the Queen's Hospital, local conveniences and schools, making it a perfect choice for families and professionals alike.

As you approach the residence, you will be greeted by a feature block-paved driveway that provides ample parking. The current owners have thoughtfully converted the garage into a versatile studio and storage area, enhancing the property's appeal. The good-sized rear garden is a delightful outdoor space, featuring a paved patio, a raised deck with seating, and a well-maintained raised lawn, perfect for entertaining or enjoying a quiet afternoon in the sun.

Upon entering the home, you will find warm neutral decor throughout with a welcoming hallway with elegant wood flooring and a stylish panelled feature wall. The spacious through

lounge and dining area is enhanced by a cosy multi-fuel burner and patio doors that lead seamlessly to the rear garden, creating a bright and airy atmosphere. The ground floor also features a convenient cloakroom and a beautifully fitted shaker-style kitchen, complete with timber worktops and integrated appliances.

On the first floor, you will find two generously sized double bedrooms, each with fitted wardrobes for ample storage. A good-sized single bedroom offers lovely views over the rear garden, making it a perfect retreat. Completing the accommodation is a stunning bathroom, designed with modern fixtures and finishes.

LOCATION

Harbury Street is a popular location near Queen's Hospital. There is schooling at all ages nearby, along with convenience stores, a co-op, hairdressers, and butchers. Burton upon Trent's town centre is a short drive away, offering further every day shopping and leisure facilities.

ACCOMMODATION

Double entrance doors with glazed panels open into storm porch.

STORM PORCH

With double full-glazed doors and side panels, wood flooring, and an original period-style door with stained glass inserts, opening through to an attractive hallway.

HALLWAY

1.96m x 4.10m (6'5" x 13'5")

Having stairs to the first floor, doors to lounge, diner, kitchen and door to the under stairs room.

UNDER STAIRS CLOAKROOM

0.86m x 1.42m (2'9" x 4'7")

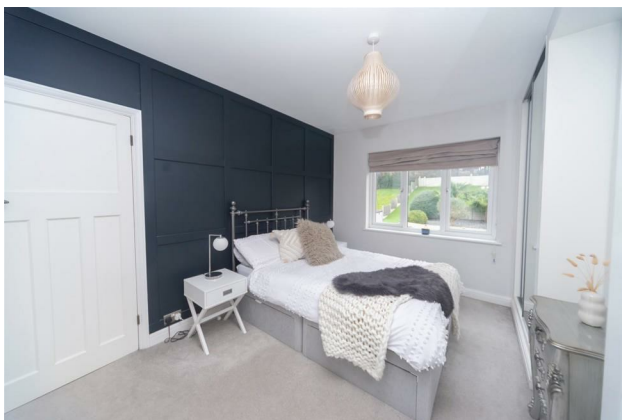
Is equipped with a W.C., corner wall mounted hand wash basin, there is a window to the side aspect, ceiling light point and wood effect flooring.

LOUNGE

3.52m into chimney x 3.48m exc bay window

(11'6" into chimney x 11'5" exc bay window)

Having an attractive walk-in bay window with period-style radiator, wood flooring, multi-fuel burner set within a fire surround, and a wide opening through to the dining room.



DINING ROOM

3.18m into chimney breast x 3.80m (10'5" into chimney breast x 12'5")

Has patio doors out onto the rear garden, continuation of the wood effect flooring, period style radiator and bespoke hand-built fitted unit with oak shelf on top.

KITCHEN

2.14m wide x 5.20m (7'0" wide x 17'0")

Having a shaker style kitchen with solid timber worktops which incorporate the electric hob and a one and a quarter enamel sink with mixer taps over. Fitted appliances include a dishwasher, oven, fridge and freezer. There are recessed ceiling downlights, a window overlooking the rear garden, a further window to the side aspect, and a door leading out onto the drive.

FIRST FLOOR

LANDING

1.96m x 2.13m (6'5" x 6'11")

Has a window to the side aspect, loft access point, ceiling light point and all doors leading off:

BEDROOM ONE

3.04m x 3.49m exc bay window (9'11" x 11'5" exc bay window)

This is a lovely light room with a feature panelled wall, a walk-in bay window to the front aspect, a period-style radiator, a ceiling light point and a range of built-in wardrobes providing hanging space and shelving.



BEDROOM TWO

2.84m x 3.80m (9'3" x 12'5")

Has a window to the rear aspect over looking the garden, a range of built in wardrobes with mirror sliding doors, radiator, ceiling light point and there is also attractive feature wall panelling.

BEDROOM THREE

2.28m x 2.72m to window (7'5" x 8'11" to window)

Has a window to the rear aspect, has attractive feature wall panelling, ceiling light point and radiator.

BATHROOM

1.88m x 2.27m (6'2" x 7'5")

This beautifully presented space is fitted with a vanity unit with hand wash basin inset, W.C., and an attractive bath with mixer taps. There is a glazed screen and a dual-head shower. A window to the front aspect, a ceiling light point and a built-in storage cupboard for toiletries. There is also a period-style radiator, attractive marble-style tiled surrounds and a matching floor.

FORMER GARAGE-STUDIO

3.23m x 2.69m (10'7" x 8'9")

Having recessed ceiling down lights, electric heater, bi-fold doors out onto the driveway and a further door that opens through to a further storage area.

STORAGE AREA

3.93m x 2.98m (12'10" x 9'9")

Having an obscure window to the side aspect.



CONSTRUCTION

Standard Brick Construction

OUTSIDE

To the front of the property is an attractive block-paved driveway with an herbaceous border. The drive extends to the side of the property and leads to the former garage, which has been converted. Gated access leads through to the rear garden with a large patio area with stairs rising to a timber deck terrace area with an elevated lawn beyond and gravel borders.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band C



CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
<https://www.openreach.com/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these

particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2026) DRAFT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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