Brackenwood Road, Burton-On-Trent, DE15 9PX

Nicholas Humphreys

Asking Price £176,500

A beautifully presented and modernised three-bedroom end-terrace home, occupying a popular residential location in Burton-on-Trent.

Offering a spacious dual-aspect lounge, stylish fitted dining kitchen with utility room and reception hallway. The first floor has three well-proportioned bedrooms and a contemporary family bathroom fitted with a modern bathroom suite.

The property is complemented by an enclosed rear garden with patio and lawn. An ideal purchase for first-time buyers, young families or those looking to upsize. Early viewing is highly recommended.

Accommodation
A modernised and improved end-terrace home, situated within a popular residential location and presented to a high standard throughout. Offering spacious and well-appointed accommodation, the property is ideally suited to the first or second-time buyer, as well as the growing family.
The accommodation is entered via a uPVC double-glazed front entrance door leading into a welcoming reception hallway, with staircase rising to the first-floor accommodation and internal access to the principal living areas.

The dual-aspect lounge is a bright and spacious reception room, benefiting from laminate flooring, a feature fireplace and uPVC double-glazed windows to both the front and rear elevations, with an attractive outlook over the rear garden.

A door leads through to the fitted dining kitchen, which has been stylishly appointed with a range of gloss-fronted base cupboards and matching eye-level wall units, complemented by preparation work surfaces and a useful breakfast bar area. Integrated appliances include an electric oven, four-ring hob with extractor hood above and a concealed fridge freezer, whilst further appliance space and plumbing are provided for a washing machine. The room is finished with laminate flooring and has a uPVC double-glazed window overlooking the rear garden.

Leading from the kitchen is a versatile utility room, providing additional appliance space together with the wall-mounted gas-fired central heating boiler. The room also benefits from a useful under-stairs storage cupboard together with a uPVC double-glazed window and door giving direct access to the rear garden.

The first-floor landing gives access to three well-proportioned family bedrooms. The principal bedroom is a generous double positioned to the front elevation, whilst the second double bedroom overlooks the rear garden. Completing the accommodation is a well-sized single third bedroom or or home office.

The family bathroom has been attractively refitted with a contemporary three-piece white suite comprising a WC, hand wash basin with vanity storage drawers beneath and a P-shaped bath with fitted shower and curved glass shower screen. Complementary wall tiling, a heated chrome towel rail and twin uPVC double-glazed windows to the rear elevation complete the room.

Outside, the property enjoys a low-maintenance gravelled frontage with gated side access leading to the enclosed rear garden. The rear garden offers an extensive paved patio seating area, a lawned garden and fenced boundaries, creating an ideal space for both entertaining and family enjoyment.
An internal inspection is highly recommended to appreciate the standard of accommodation on offer.

Room measurements on the floor plan are to the maximum points of each room.
Property construction: Standard
Parking: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas

Council Tax Band: A
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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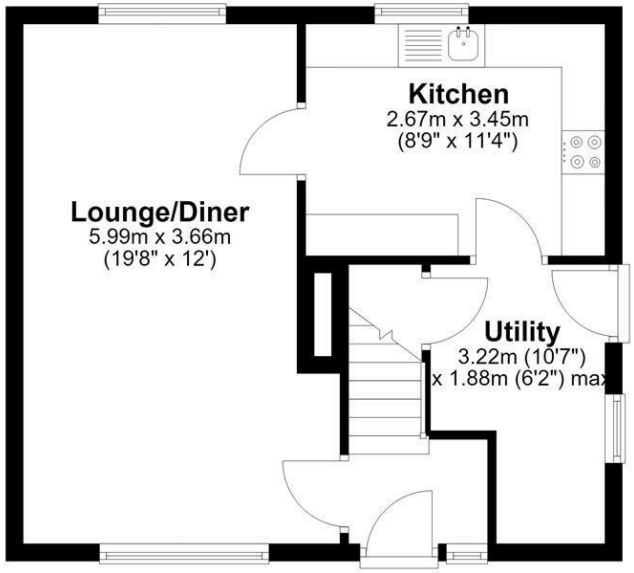
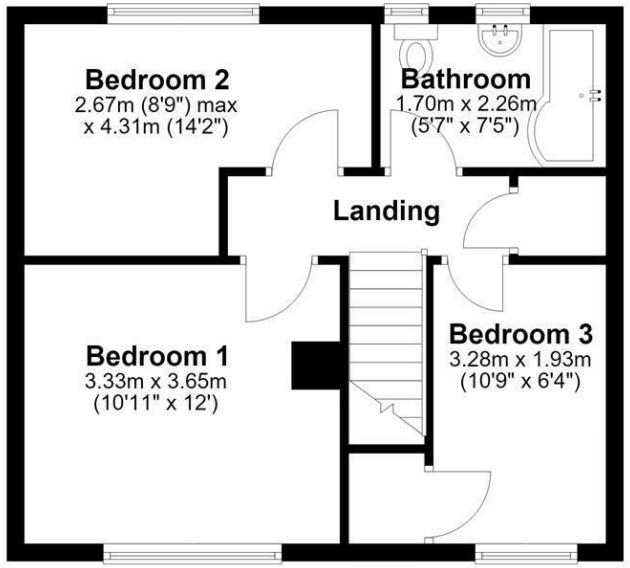
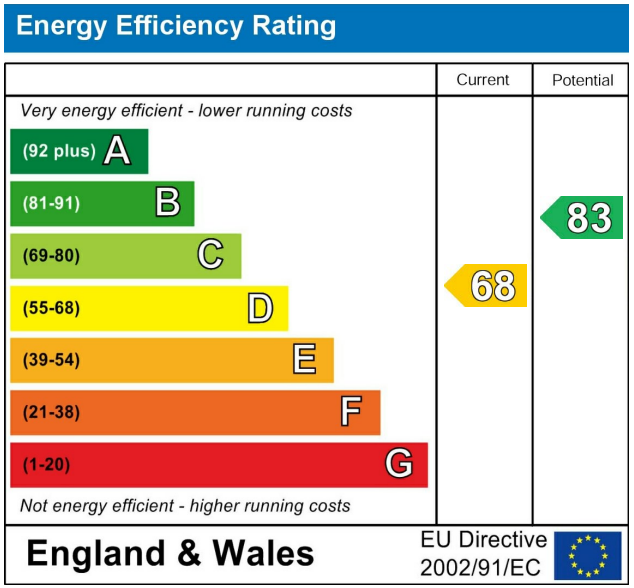
Ground Floor



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.

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