



A charming end townhouse-style home tucked away within a secluded development in the heart of Burton-on-Trent. Offering off-road parking, two generous bedrooms, a fitted dining kitchen with built-in oven & hob, lounge with dual aspect windows, alongside a ground floor cloakroom.

The first floor offers a modern shower room between two good size bedrooms. Ideally positioned within walking distance of Burton town centre amenities, making an ideal first-time purchase or investment opportunity.

## The Accommodation

A charming end townhouse-style property, tucked away within a secluded residential development in the heart of Burton-on-Trent, ideally positioned within easy walking distance of the town centre and its wide range of amenities. Offering modern and well-presented accommodation throughout, this appealing home benefits from off-road parking and would make an excellent first-time purchase or investment opportunity.

The accommodation opens with a double glazed front entrance door leading into a welcoming reception hallway, with a radiator and staircase leading to the first floor accommodation. A door leads through to the ground floor cloakroom, providing a low level WC, hand wash basin with useful storage cupboard beneath, and radiator.

The lounge is positioned on the corner elevation of the home and enjoys a pleasant dual aspect, having two UPVC double glazed windows flooding the room with natural light, together with a radiator and ample space for a range of lounge furnishings.

To the rear aspect is the fitted dining kitchen, offering a wide selection of base cupboards and drawers with matching eye-level wall units. Integrated within the kitchen is a stainless steel oven with a four-ring electric hob and extractor hood above, along with freestanding appliance spaces for a washing machine and fridge freezer. The kitchen also houses the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, and benefits from a UPVC double glazed window and radiator.

To the first floor, the landing provides access to two generously proportioned bedrooms. The master bedroom is positioned on the corner of the home and features a UPVC double glazed window, radiator and comfortable space for wardrobes. The second bedroom is a further well-sized room, benefiting from a skylight window which floods the space with natural light, together with a radiator.

Completing the accommodation is the modern fitted shower room, centrally located within the home, providing a low level WC, pedestal hand wash basin, corner shower enclosure and complementary wall tiling, finished with a heated chrome towel rail.

Outside, the property benefits from off-road parking for one vehicle.

An internal viewing is highly recommended to appreciate the charming setting and convenient location. Viewings are strictly by appointment only.

Property construction: Standard

Parking: Drive within a shared area

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](http://www.gov.uk/government/organisations/environment-agency)

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.

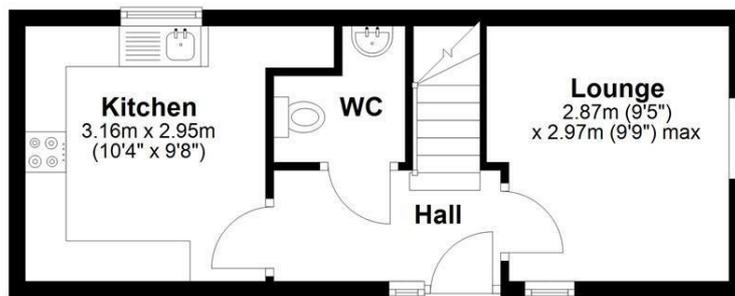
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

An on-site management fee may apply to all modern or new developments. Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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

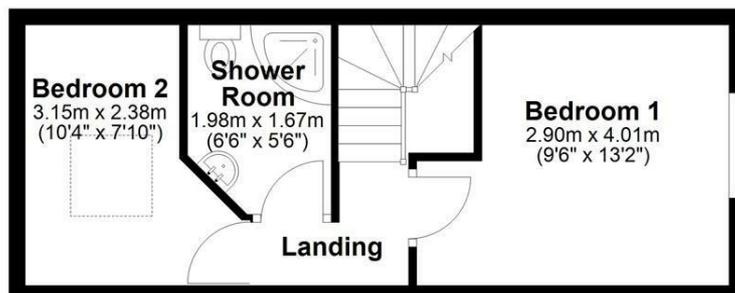




**Ground Floor**



**First Floor**



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**Council Tax Band B Freehold**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notes, Charges & Selective Licence Areas**

**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>