



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



171 Henhurst Hill

Burton-On-Trent, DE13 9SX

Offers Over £550,000



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Burton-On-Trent, DE13 9SX

DETACHED FOUR BEDROOM DWELLING WITH 1.60 ACRES OF LAND
171 Henhurst Hill offers a four bedroom dwelling situated in a sizeable plot extending to approximately 2.05 acres or 8000msq altogether in a widely desirable and popular residential area. The property provides a semi rural feel whilst still being close to all local amenities and having excellent commuting links.

Internally, the property provides spacious and versatile south facing living accommodation, with two large reception rooms, a modest conservatory overlooking extensive gardens and four good sized bedrooms. Externally, the property benefits from an adjoining garage, ample garden space with patio and a further parcel of land extending to 1.60 acres approximately having potential for development subject to necessary consents.

This unique detached property is well suited to those looking for a sizable family home, developers or speculators. An early viewing is highly recommended to appreciate such a rare find in a truly desirable area.

Directions

From Shobnall Leisure complex in Burton-on-Trent, turn right onto Shobnall Road (B5017), continuing onto Forest Road and then Henhurst Hill. After approximately 1.5 miles the property will be located on the right hand side signposted by one of our 'For Sale' boards.





Situation

The property is located on the outskirts of Burton-on-Trent approximately 2.8 miles from the centre of Burton-on-Trent, 11.1 miles from Uttoxeter and 14.2 miles from Rugeley.

The Accommodation Comprises

Front Entrance

Wooden front door leading into Hallway and giving access to: -

Living room

12'11" x 18'5" (3.94m x 5.62m)

With carpet flooring, radiators, fireplace, UPVC double glazed bay window to the front aspect and a UPVC double glazed patio door to the rear.



Dining room

15'11" x 12'9" (4.87m x 3.91m)

With carpet flooring, radiator, fireplace, built in shelving and a UPVC double glazed window to the front aspect.

Downstairs WC

With laminate flooring, fully tiled walls, radiator, WC, wash hand basin in a vanity unit and a UPVC frosted double glazed window to the rear aspect.

Kitchen

9'10" x 11'5" (3.00m x 3.48m)

With laminate flooring, fully tiled walls, radiator, UPVC double glazed window looking out to the rear garden and a range of wall and floor mounted kitchen units including a two door oven, an electric hob with an extractor fan over and a large one bowl sink with drainage basin.

Utility

6'2" x 4'10" (1.89m x 1.49m)

With tiled flooring, shelving, an 'Ideal' boiler and a frosted window through to the conservatory.

Side Hallway

With tiled flooring, slanted UPVC double glazed windows to the side aspect and a UPVC frosted double glazed external door to the front aspect.

With storage room off

Conservatory

10'7" x 11'8" max (3.24m x 3.58m max)

With carpet flooring and UPVC double glazed windows and door to the rear aspect overlooking the rear patio and gardens.

Storage room

7'3" x 14'6" max (2.21m x 4.44m max)

With tiled flooring and shelving

Staircase

Leading to First Floor Landing and giving access to: -





Master Bedroom

12'10" x 13'11" (3.93m x 4.25m)

With carpet flooring, radiator, fitted wardrobes, pedestal wash hand basin and a UPVC double glazed bay window to the front aspect.

Bedroom Number Two

12'10" x 12'8" (3.92m x 3.87m)

With carpet flooring, radiator and a UPVC double glazed window to the front aspect.

Bedroom Number Three

11'7" x 9'4" (3.54m x 2.86m)

With carpet flooring, radiator, wash hand basin in vanity unit and a UPVC double glazed window to the side aspect.

Bedroom Number Four

10'11" x 6'5" (3.33m x 1.96m)

With carpet flooring, radiator, built in wardrobe and a UPVC double glazed window to the rear aspect.



Bathroom

6'8" x 8'2" (2.04m x 2.50m)

With fully tiled floor and walls, bath with shower over, heated hand rail, wash hand basin in vanity unit and a UPVC frosted double glazed window to the rear aspect.

Seperate WC

2'10" x 5'5" (0.87m x 1.67m)

With laminate flooring, fully tiled walls and a UPVC frosted double glazed window to the rear aspect.

Outside

To the front of the property is a sizeable lawned area and hard standing for parking of multiple vehicles.

To the rear of the property is a further spacious lawned area with flower borders and patio and two garden sheds.

Adjoining Garage

9'5" x 19'5" (2.88m x 5.93m)

With concrete floor, shelving and wooden doors

Garden shed

7'10" x 6'5" (2.40m x 1.97m)

With concrete floor and shelves

Garden shed/ Greenhouse

16'8" x 10'5" max (5.1m x 3.2m max)

Brick and plastic sheet building.

Land

To the rear of the property is a modest parcel of land extending to 1.60 acres or thereabouts and would be suitable for extended garden space, pony paddock or having development potential (subject to necessary consents).

Services

We understand that the property is connected to mains water, electricity, gas and drainage.

Local Authority

The local authorities is East Staffordshire Borough Council and Staffordshire County Council





Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.



Plan of Property



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

