



Wetmore Road, Burton-On-Trent, DE14 1QZ

Nicholas
Humphreys

Asking Price £155,000

**** Landlords Only ** Rented at £750 PCM ** Ongoing Investment ****

A unique three storey mid terrace home offering good size family accommodation with the benefit of uPVC double glazing and gas central heating. The home is ideally suited to an investor, sold with tenant in occupation

The home opens with a front lounge, door to the separate dining room and extended fitted kitchen on the rear aspect with built-in oven and hob, space for breakfast table alongside French patio doors onto the garden.

The first floor has two double bedrooms and fitted modern bathroom with three piece white bathroom suite with shower above the bath and cupboard housing the gas fired combination boiler. The second floor has a rear dormer added to create an impressive third double bedroom with views across the rear aspect. A good size garden completes the home.



The Accommodation

Lounge

3.63m x 3.58m (11'11 x 11'9)

UPVC double glazed window to front aspect, feature fire place, radiator, laminate flooring, coving to ceiling, door to front, door to Dining Room.

Dining Room

3.61m x 3.58m (11'10 x 11'9)

UPVC double glazed window to rear aspect, fireplace, radiator, laminate flooring, coving to ceiling, staircase to first floor landing, door to storage cupboard, door to Kitchen

Breakfast Kitchen

5.21m x 1.96m (17'1 x 6'5)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side aspect, radiators, ceramic tiled flooring, uPVC double glazed french double doors to garden.

First Floor Landing

Radiator, door to master Bedroom, Bedroom 2, Bathroom and stairs to second floor.

Bedroom One

3.61m x 3.56m (11'10 x 11'8)

UPVC double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Two

2.69m x 2.54m (8'10 x 8'4)

UPVC double glazed window to rear aspect, double wardrobe, radiator, coving to ceiling.

Bathroom

4.01m x 1.96m (13'2 x 6'5)

Fitted with three piece suite comprising panelled bath with electric shower over and folding glass screen, wash hand basin in vanity unit with cupboard under and low-level WC, tiled splashbacks, uPVC opaque double glazed window to rear aspect, radiator with concealed gas combination boiler serving heating system and domestic hot water.

Bedroom Three

UPVC double glazed window to rear aspect with panoramic views of fields, radiator, coving to ceiling.

Rear Garden

Established rear gardens with patio and artificial lawn area.

Property construction: Standard

Parking: None

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.

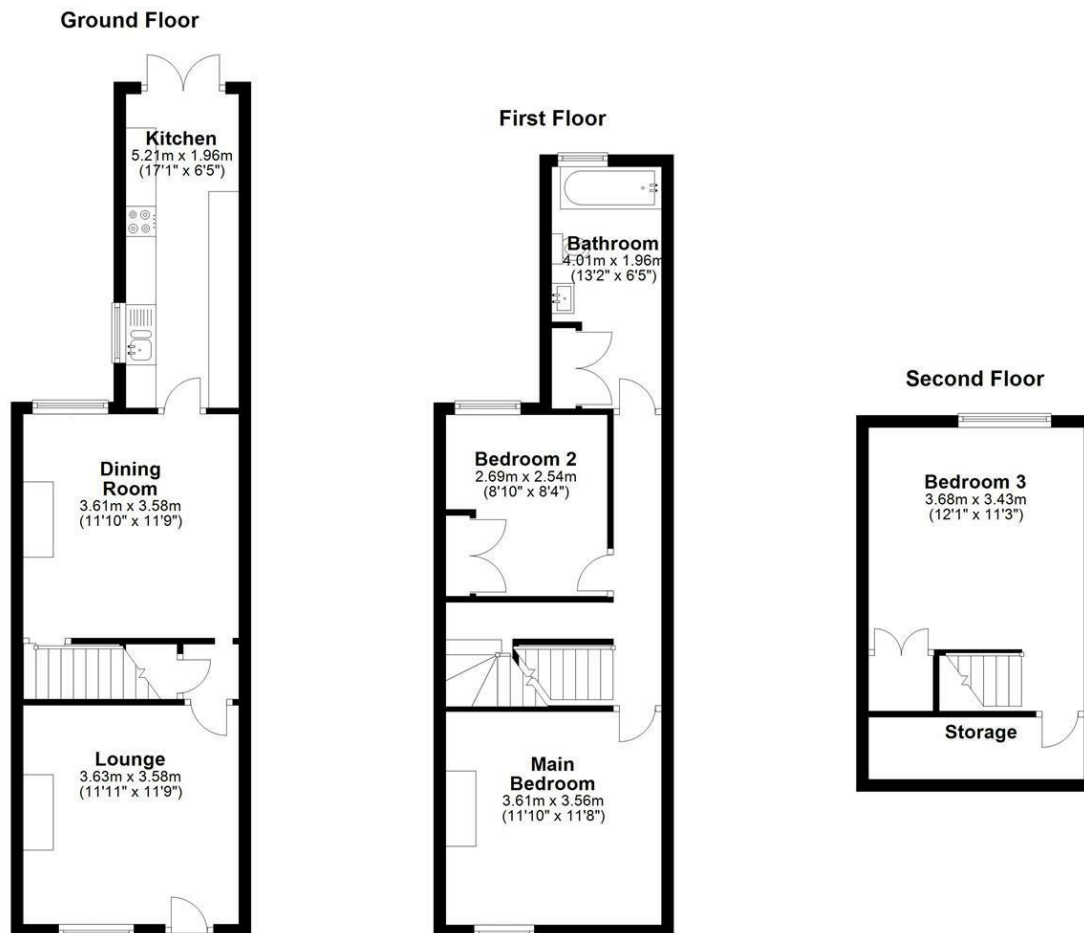
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

The home has tenants in the home and will be sold with tenants in occupation therefore suitable Buy To Let finance needed. The internal images used within this advert are before the current residency of the tenants, whom are now in occupation. Therefore they are offered as a guide to the internal layout and general condition of the home, and viewing is essential to satisfy yourself as to the current condition of the property now occupied.

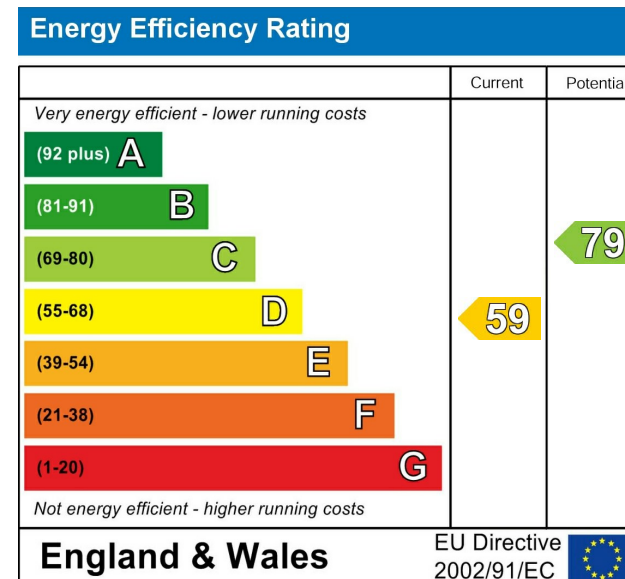
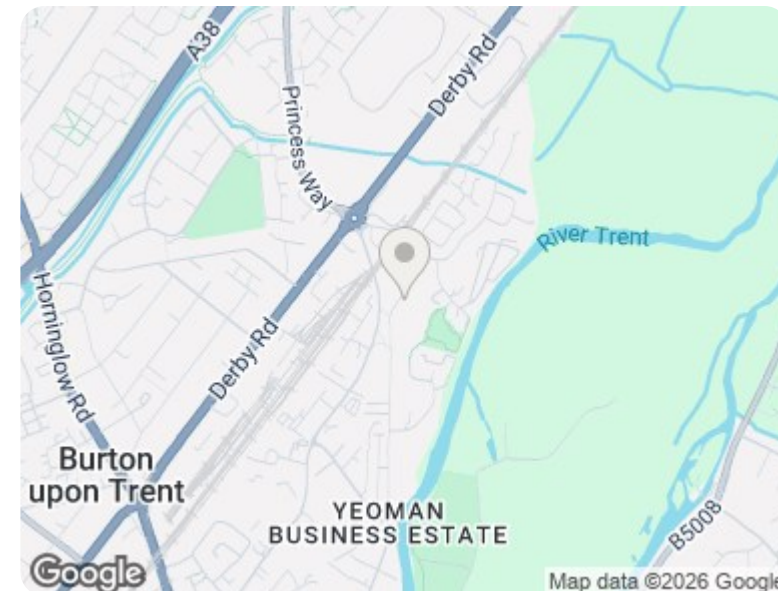








This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.



This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

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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. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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>

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