



**\*\* Modern End Town House \*\* Extensive Plot \*\* Freshly Decorated & Carpeted \*\* No Chain \*\***

A modernised and much-improved end townhouse, occupying a desirable residential location and set back from the road with an extensive front garden within an elevated position. Offering Hallway, Lounge and rear aspect dining kitchen with built-in dishwasher, oven & hob. The first floor has two bedrooms and fitted bathroom.

The property further benefits from a front driveway providing ample off-road parking and is offered for sale with no upward chain and immediate vacant possession – making it an ideal opportunity for the first-time buyer or investor.

## The Accommodation

### Reception Hallway

A UPVC entrance door opens into the welcoming hallway with laminate flooring, double radiator, and staircase rising to the first floor. Freshly carpeted throughout the home.

### Lounge

Positioned to the front aspect, this bright and airy reception room enjoys a UPVC double glazed window, TV point, double radiator, new carpets, and fresh décor. Internal door through to:

### Dining Kitchen

Fitted with a matching range of base cupboards and drawers, high-level wall units, integrated oven, four-ring gas hob with extractor hood above, and stainless steel single drainer sink unit. Additional features include a built-in slimline dishwasher, space and plumbing for a washing machine, and ceramic tiled flooring. The dining area provides space for a table and chairs, with UPVC double glazed window and door opening onto the rear garden.

### First Floor

#### Landing

With internal doors leading to:

#### Master Bedroom

Front-facing double bedroom, freshly decorated with new carpets, UPVC double glazed window, radiator, walk-in wardrobe, and built-in cupboard housing the gas-fired combination boiler supplying domestic hot water and central heating.

#### Bedroom Two

Rear-facing bedroom with UPVC double glazed window, radiator, new carpets, and fresh décor.

#### Bathroom

A modern fitted white suite comprising WC, hand wash basin, and panel bath with mixer shower tap and glass screen. Finished with tiled flooring, complimentary wall tiling, heated chrome towel rail, and UPVC double glazed window.

#### Outside

To the front, the property is set well back from the road with a generous lawned garden and driveway providing off-road parking for several vehicles. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn with paved patio, offering a good degree of privacy.

Property construction: Standard

Parking: Drive

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

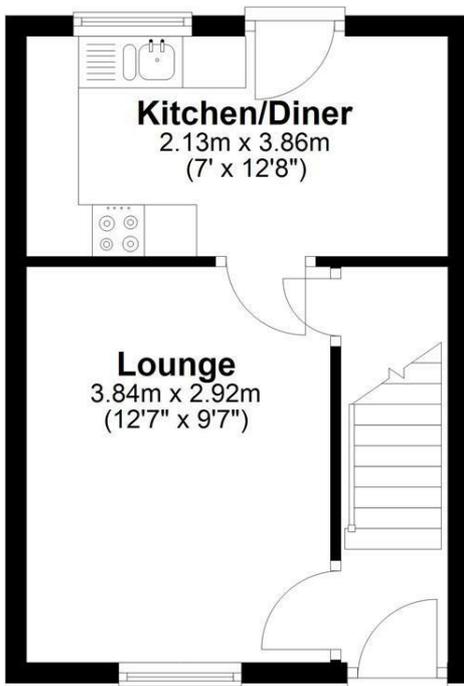
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance 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.

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

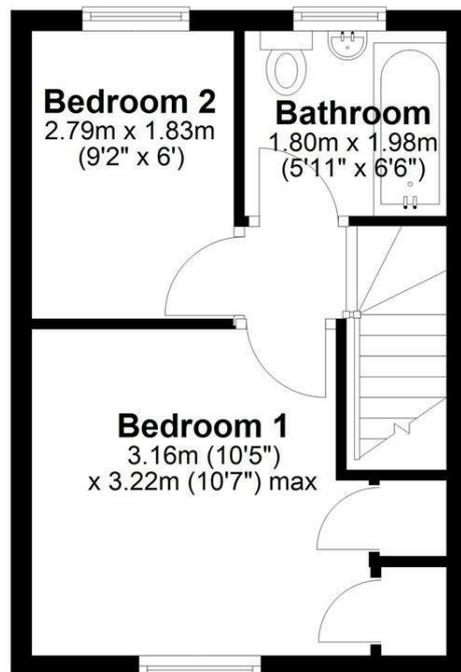




### Ground Floor



### First Floor



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Plan produced using PlanUp.



**Council Tax Band B Freehold**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>