



Outwoods Street  
Burton-On-Trent

burchell  
edwards

# Outwoods Street Burton-On-Trent DE14 2PJ

for sale offers over  
**£300,000**



## Property Description

Burchell Edwards are delighted to market this 6 Bedroom Detached family home. The property is situated on a lovely road in the Horninglow area and is within close distance to the local hospital. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with an individual, off road parking space to the front of the property, pushing the property away from the pavement for enhanced privacy. The property itself is finished to a lovely standard throughout and offers: a wonderful living room to the front of the property, an additional reception room currently acting as a dining room, a magnificent open plan kitchen/living space, a family bathroom with separate W/C along with 6 great sized bedrooms situated over two separate floors. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slatted seating area and an extensive sized lawn area, with a high level of privacy, the garden presents a perfect relaxation area. Along with this, the property also contains concrete storage sheds for further external storage. Viewing of this lovely property is essential.

## Lounge

Wooden flooring, central heating radiator x2, pendant light, window to front elevation, window to side elevation.

## Diner

Carpet flooring, central heating radiator, pendant light, window to rear elevation.

## Kitchen

Tiled flooring, window to side elevation x2, central heating radiator, cupboards over counters, stainless steel sink & drainer, integrated oven & hobs, door leading to rear garden.

## Family Bathroom

Tiled flooring, window to rear elevation, pendant light, central heating radiator, shower over bath, hand wash basin.

## W/C

Carpet flooring, window to rear elevation, pendant light, low level flush W/C.

## Bedroom One

Carpet flooring, central heating radiator, pendant light, window to rear elevation

## Bedroom Two

Carpet flooring, central heating radiator, pendant light, skylight

## Bedroom Three

Carpet flooring, central heating radiator, pendant light, window to rear elevation.

## Bedroom Four

Carpet flooring, central heating radiator, pendant light, window to front elevation.

## Bedroom Five

Carpet flooring, central heating radiator, pendant light, window to front elevation.

## Bedroom Six

Carpet flooring, central heating radiator, pendant light, window to side elevation

## Front Garden

Off road parking to the front of the property for one vehicle, brick paved pathway to the side of the property leading to the side/rear of the property.

## Rear Garden

Enclosed, high level of privacy, patio stabbed seating area, large lawn area running the length, two concrete storage sheds, external reception room/storage shed at far end of garden.









Total floor area 155.5 m<sup>2</sup> (1,674 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: A Council Tax  
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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