Nicholas Humphreys

Woods Lane, Burton-On-Trent, DE15 9EE

Offers In Excess Of £130,000

** Mid Terrace ** No Upward Chain ** Three Bedrooms **

Offered for sale with no upward chain and immediate vacant possession, this traditional three-bedroom mid-terrace home occupies a convenient position within Stapenhill, close to the picturesque River Trent Washlands and Ferry Bridge providing access into Burton upon Trent town centre.

The accommodation comprises an entrance porch, front lounge with feature fireplace, separate dining/sitting room, fitted kitchen and ground-floor bathroom. To the first floor are three well-proportioned bedrooms, including two generous doubles.

Outside, the property benefits from a front forecourt and an enclosed rear garden with patio area and shared side access. An ideal opportunity for first-time buyers, investors or those looking to put their own stamp on a home. Internal viewing is highly recommended and strictly by appointment only.

The Accommodation
Offered for sale with no upward chain and immediate vacant possession, this traditional mid-terrace property presents an excellent opportunity for first-time buyers, investors or those seeking a home they can personalise to their own tastes. Situated within the popular residential area of Stapenhill, the property enjoys convenient access to a range of local amenities and is within reasonable walking distance of the picturesque River Trent Washlands and Ferry Bridge, providing pedestrian access into Burton upon Trent town centre.
The accommodation is entered via a uPVC double-glazed front entrance door leading into an enclosed entrance porch. The porch benefits from a side-facing window, tiled flooring and a further uPVC door opening into the main living accommodation.

Positioned to the front elevation, the lounge provides a welcoming reception space with a feature fireplace creating an attractive focal point to the room. A uPVC double-glazed window allows for ample natural light, whilst a radiator provides heating.
Beyond the lounge is a separate dining room or sitting room, offering a versatile additional reception area. This room benefits from laminate flooring, a feature fireplace, a useful built-in storage cabinet and an under-stairs storage cupboard. The staircase rises from this room to the first-floor accommodation.
Located to the rear of the property, the fitted kitchen offers a selection of base cupboards and drawers with matching eye-level wall units, preparation work surfaces and a stainless-steel sink unit. Integrated appliances include an electric oven with hob above, whilst further space is provided for freestanding domestic appliances. Concealed within the kitchen is the wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. A uPVC double-glazed window overlooks the side aspect, with a matching external door providing access to the rear garden.
An internal door from the kitchen leads through to the ground-floor bathroom, which is fitted with a three-piece white suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower positioned above. The bathroom is complemented by a heated towel rail and a uPVC double-glazed window.

To the first floor, the landing provides access to three bedrooms. The principal bedroom extends across the front elevation and offers generous proportions together with a useful built-in storage cupboard. The second bedroom is another spacious double room positioned to the rear aspect, whilst the third bedroom is located beyond, providing an ideal single bedroom, nursery, dressing room or home office.

Externally, the property is set behind a traditional forecourt frontage. A shared pedestrian access with neighbouring properties leads to the enclosed rear garden. The rear garden features a block-paved patio seating area immediately adjoining the property, with fencing to the boundaries and a garden area beyond, creating an outdoor space suitable for relaxation and entertaining.
Benefiting from gas central heating, uPVC double glazing, three bedrooms and two reception rooms, this traditional home offers well-proportioned accommodation throughout and is available with the added advantage of no upward chain and immediate vacant possession.

Early viewing is highly recommended and strictly by appointment only through Nicholas Humphreys Estate Agents.

Front Porch

Lounge
3.78m x 3.05m (12'5 x 10'0)

Dining Room
3.78m x 3.40m (12'5 x 11'2)

Kitchen
2.97m x 1.91m (9'9 x 6'3)

Bathroom
2.03m x 1.96m (6'8 x 6'5)

Bedroom One
3.78m x 3.05m (12'5 x 10'0)

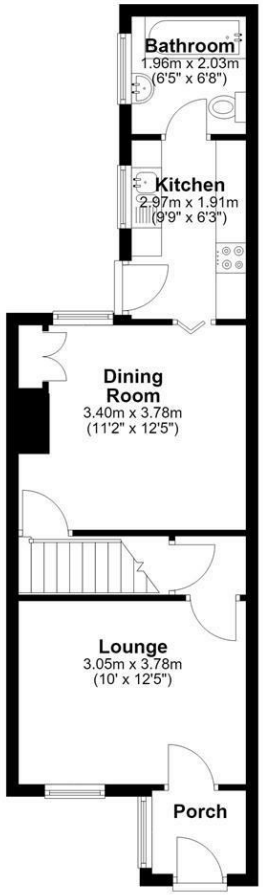
Bedroom Two
3.43m x 2.82m (11'3 x 9'3)

Bedroom Three
3.05m x 1.98m (10'0 x 6'6)

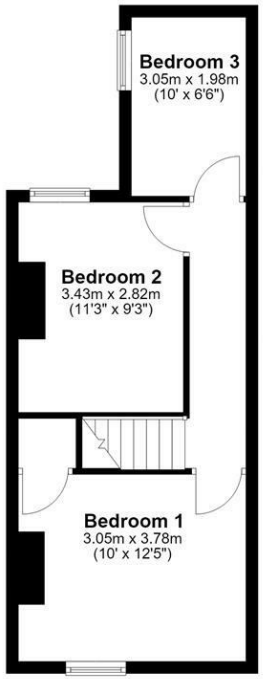
Property construction: Standard
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: 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

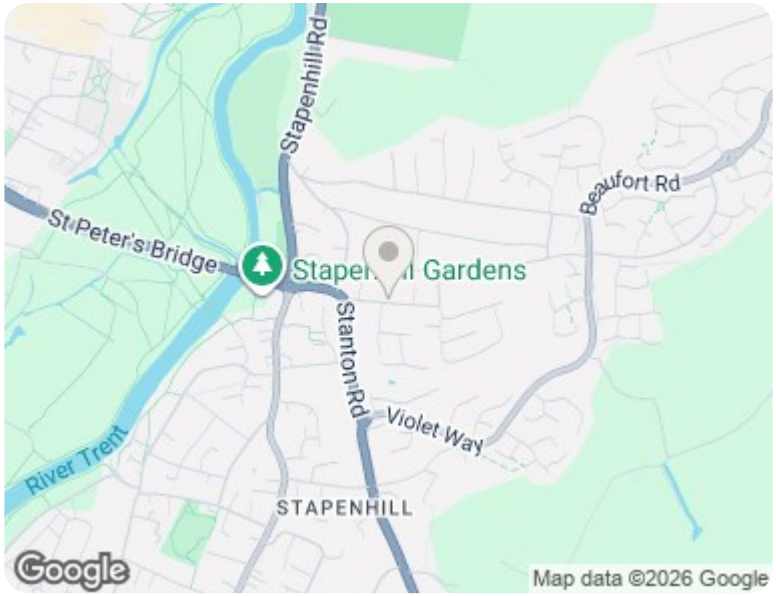
Ground Floor



First Floor



NICHOLAS HUMPHREYS. 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 used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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