

Woods Lane

Burton-on-Trent, DE15 9DD



Offered to the market with no upward chain, this traditional three-bedroom mid-terraced home presents an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some cosmetic updating yet perfectly move-in ready, the property offers well-proportioned accommodation throughout and is ideally situated on the popular Woods Lane in Stapenhill.

Asking Price Of £135,000

John German

Entering the property via the front door, you are welcomed into the living room where the high ceilings immediately enhance the sense of space. To the rear, the generous dining room provides ample room for family dining and features an attractive fireplace, together with a useful understairs storage cupboard. The kitchen is fitted with a range of wall and base units with drawers, tiled splashbacks, space for a cooker and washing machine, and provides access to the rear of the property. Off the kitchen is a convenient downstairs WC fitted with a hand wash basin. An external door leads into a useful lean-to with electricity connected, offering additional storage before opening onto the rear garden.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys a front aspect and is the largest of the three, whilst the second bedroom is another comfortable double benefiting from a built-in storage cupboard. The third bedroom is ideal as a single bedroom, nursery or home office and currently provides access to the family bathroom. The bathroom is fitted with a bath with shower over, WC and hand wash basin. Subject to the necessary alterations, buyers may wish to incorporate the third bedroom into the bathroom to create a larger family bathroom.

Externally, the property benefits from a low-maintenance front forecourt, ideal for potted plants and bin storage. To the rear is a lengthy terraced garden, predominantly laid to lawn, together with useful brick-built outbuildings comprising an outside WC and separate storage room. Ample on-road parking is available to the front of the property.

Situated within the popular suburb of Stapenhill, the property enjoys easy access to a range of everyday amenities including local shops, supermarkets, schools for all ages, healthcare facilities and pleasant riverside walks, whilst Burton upon Trent town centre and excellent commuter links are only a short distance away.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On Street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA20072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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