



The logo for lizmilsom properties, featuring a red house icon above the text "lizmilsom" in a bold, sans-serif font, with "properties" in a smaller, red, sans-serif font below it.

**185 Bearwood Hill Road**  
**Burton-On-Trent, DE15 0JS**  
**Offers over £255,000**

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## 185 Bearwood Hill Road, Burton-On-Trent, DE15 0JS

**\*\* LIZ MILSOM PROPERTIES \*\*** Tucked away in a peaceful and sought-after location, this spacious three double bedroom home offers a fantastic opportunity for those looking to add value. Although in need of modernisation, the property boasts generous living space including a large lounge/diner, kitchen, utility room, bathroom, and two separate WCs. Additional benefits include gas central heating, double glazing, and a garage with attached workshop. Outside, you'll find manageable gardens ideal for those seeking low-maintenance outdoor space. Only available due to health circumstances, this property is priced to sell and offers enormous potential to create a wonderful family home. EPC D rating, Council Tax Band C. Viewing strictly by appointment – don't miss out!

- A perfect project for first time buyers!
- With motivated sellers
- Idyllic location via private drive
- First floor bathroom, Separate WC x 2
- Double garage/workshop & off road parking
- 1960's traditional semi-detached family home
- Gas central heating & double glazed throughout
- Spacious Lounge/Diner, Kitchen, Utility
- 3 double bedrooms
- Hurry to view - Viewing strictly by appointment



## Location

The property's address is Bearwood Hill however there is only foot access from Bearwood Hill which are the steps next to the Bus Stop opposite Balmoral Road. The shared private drive to the property is accessed from Alexandra Road (DE15 0JB) which means that the property is tucked away and very private.

## Over View of Property

On entering the property via the Reception Porch, you are welcomed into an impressive and versatile hallway – ideal as a reception space or home office area – with stairs to the first floor, a storage cupboard, and access to the main living areas.

The spacious lounge/dining room spans the full length of the property, featuring dual aspect windows that flood the space with natural light. The kitchen overlooks the rear garden and offers a good range of fitted units with space for casual dining. Leading off the kitchen is the extended utility/laundry room, complete with sink, storage cupboards, external door to the garden, and access to a separate WC. The gas boiler is also housed in this area.

Upstairs, a large feature picture window illuminates the staircase and landing, which includes additional built-in storage. The first floor offers three well-proportioned double bedrooms, all with fitted wardrobes, a bathroom with coloured suite, and a separate WC.

## Potential Loft Conversion

The property benefits from a larger-than-average landing with a loft ladder providing access to a part-boarded loft space. The loft also features a separate walk-in office. Subject to the usual planning consents, this space offers excellent potential for a loft conversion, if desired

## Ground Floor Accommodation

### Reception Hall

### Lounge /Diner

20'2" x 11'9" (6.15 x 3.60)

### Kitchen

11'6" x 11'4" (3.51 x 3.46)

### Utility

11'2" x 8'8" (3.41 x 2.65)

### Downstairs WC

### First Floor Landing

## Bedroom 1

15'3" x 11'10" (4.67 x 3.61)

## Bedroom 2

11'8" x 10'6" (3.58 x 3.22)

## Bedroom 3

11'5" x 9'5" (3.48 x 2.89)

## Family Bathroom

7'0" x 5'5" (2.15 x 1.66)

## First Floor Accommodation

### First Floor Toilet

## Outside

The property is approached via a private drive leading to a block of garages, including a single garage with electric door, rear access door, and an adjoining workshop—offering excellent potential for conversion into a double garage, home office or studio (subject to permissions).

A pathway leads from the garage to a gated, landscaped front garden, featuring well-stocked flower borders and a neat lawn. Additional pathways provide access to the main entrance and continue around to the rear garden, which includes a paved patio, lawned area, and attractive flower borders—ideal for low-maintenance outdoor enjoyment.

A useful external store is also located at the rear, perfect for garden tools or additional storage.

## Viewing Strictly by Appointment Through Liz Milsom

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

## Tenure

Freehold - with vacant possession on completion. Liz Milsom

Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be giv

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/01.09.2025/1 DRAFT

## Second Floor Accommodation

### Attic Room

12'9" x 10'9" (3.90 x 3.30)

### Outside Accommodation

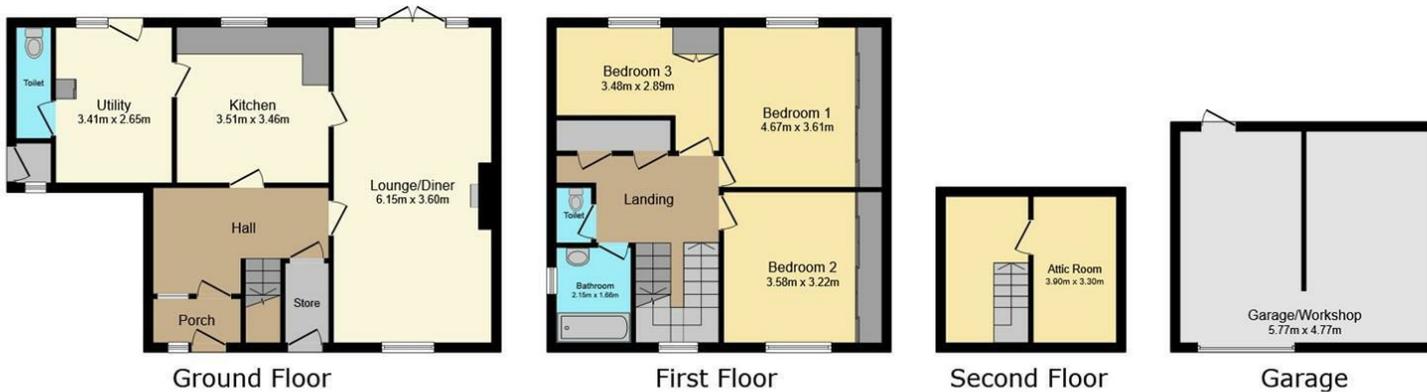
### Garage/Workshop

18'11" x 15'7" (5.77 x 4.77)

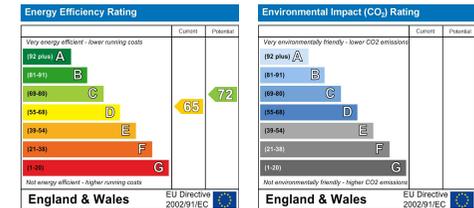


## Directions

For Sat Nav purposes use DE15 0JS Steps lead up from Bearwood Hill to the property, alternatively vehicular access is via a shared drive to the property leads on to Alexander Road and is opposite 143 in between a dormer bungalow and large house. You would be best to park on this road and walk down the drive



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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## COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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