



Baker Street, Stapenhill,
Burton-on-Trent



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1

£200,000



Key Features

- Traditional Semi Detached Family Home
- Convenient Established Location
- Woodland To Rear
- Very Well Presented Impressive Accommodation
- Immediate Vacant Possession
- Three Bedrooms
- EPC rating E
- Freehold





An impressive and particularly well presented, traditional family home in this attractive and convenient residential location. The property is enhanced with a good sized established garden backing onto woodland with the benefit of off road parking to the front. Internally the current owners have carried out significant improvement to form a very desirable and attractive home which in brief comprises: - large living room with kitchen off, entrance hall with cloak room/shower room off and on the first floor are three bedrooms and a bathroom. The property is offered for sale with immediate vacant possession.

Accommodation In Detail

Upvc entrance door leading through to:

Reception Hall

having tiled floor, one central heating radiator, winding staircase to first floor and understairs cupboard.

Cloak Room/Shower Room

having shower cubicle, wc, wash basin, tiled walls, wood effect flooring, ladder style radiator and window to side elevation.

Lounge 7.58m x 3.67m (24'11" x 12'0")

having two central heating radiators, feature Victorian style fireplace, wood effect flooring, windows to front elevation and French doors opening out to the rear.

Kitchen Area 2.47m x 2.23m (8'1" x 7'4")

having enamel sink with mixer tap set into wood effect work top with tiled surrounds, base cupboards and concealed drawers, appliance space, extractor canopy, wood effect flooring and window to rear elevation.

On The First Floor

Landing

having window to side elevation and built-in airing cupboard housing hot water tank.

Bedroom One 4.41m x 3.61m (14'6" x 11'10")

having one central heating radiator, recessed alcove and window to front elevation.

Bedroom Two 3.63m x 3.03m (11'11" x 9'11")

having one central heating radiator, recessed alcove with fitted shelving and window to rear elevation.

Bedroom Three 2.47m x 2.16m (8'1" x 7'1")

having one central heating radiator and window to front elevation.

Bathroom

having three piece white suite comprising bath, wc, wash basin, recessed shelving, ladder style radiator, tiled surrounds and window to rear elevation.

Outside

To the front of the property is a driveway providing car-standing for two vehicles and pedestrian access to the side and rear. To the rear is a good sized garden with a large patio area and a pleasant wooded backdrop.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

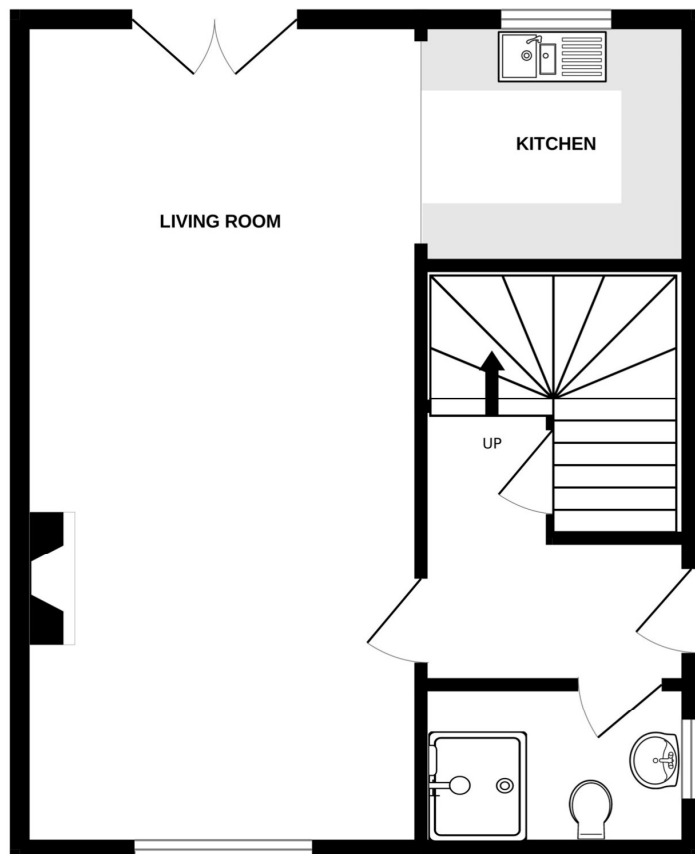
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

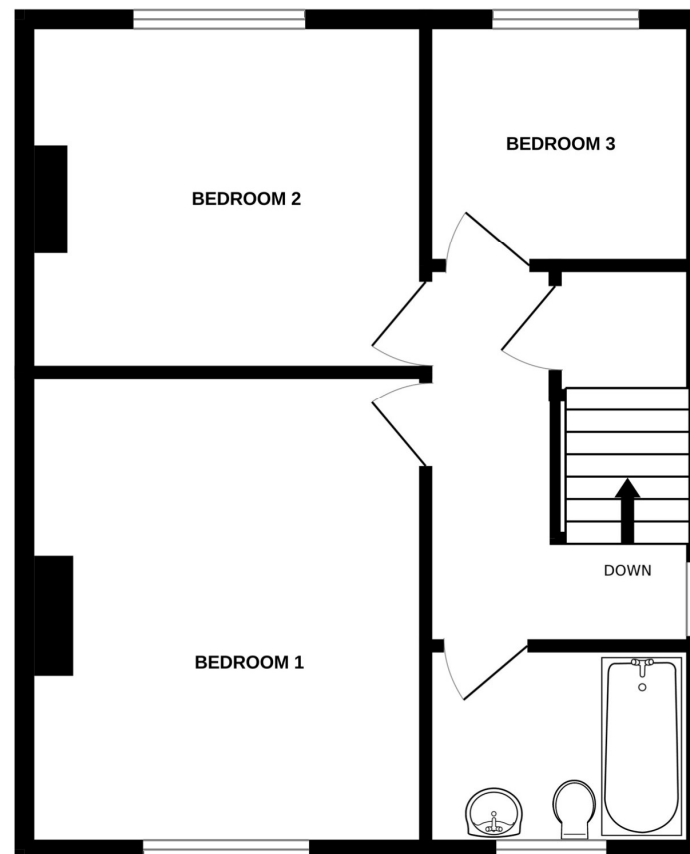
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

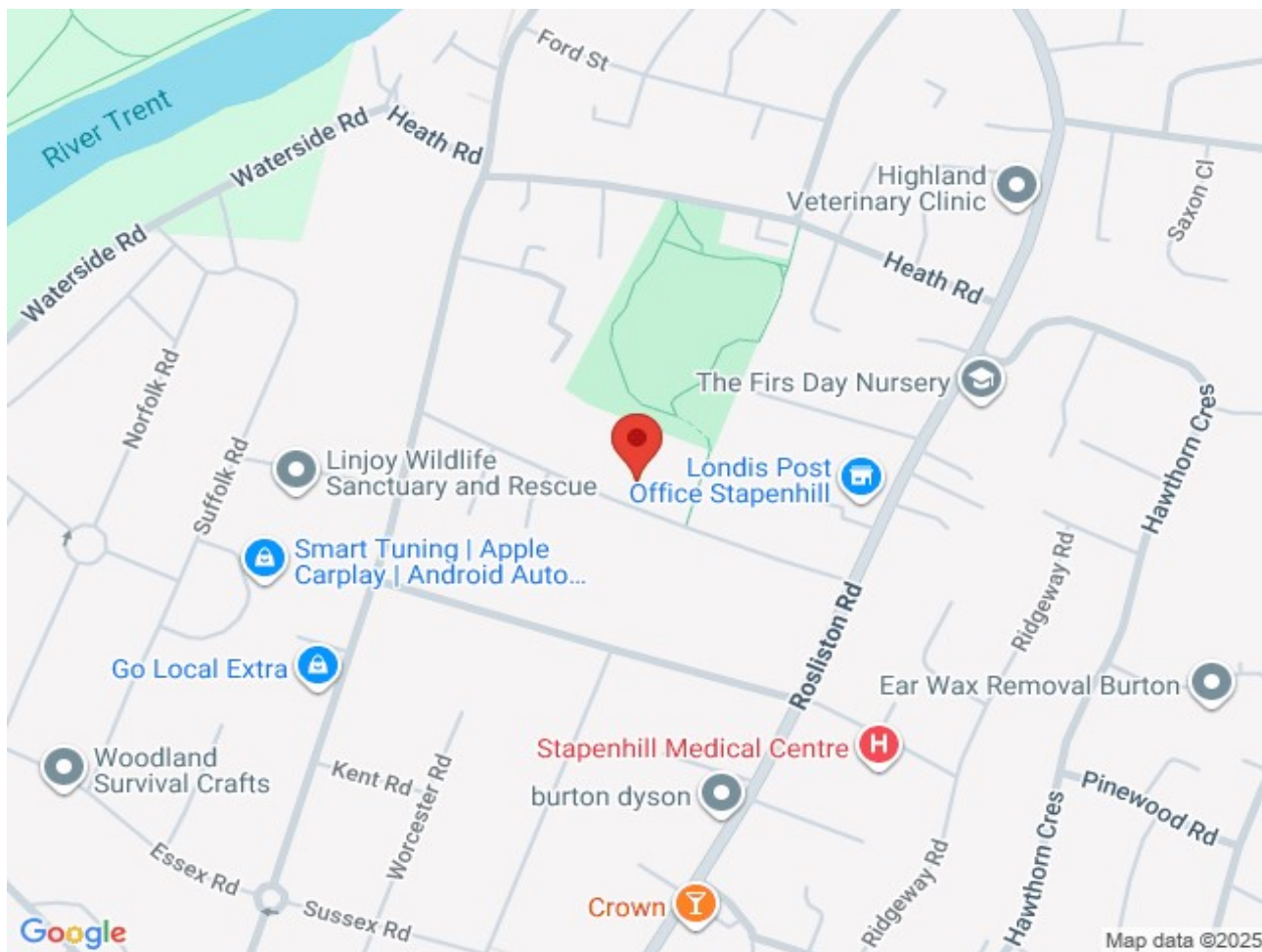


1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	48
(1-20)	G	
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Note

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.