Brackenwood Road, Burton-On-Trent, DE15 9PU

Nicholas Humphreys

Asking Price £95,000

* First Floor Maisonette ** Rear Garden ** Two Double Bedrooms **

A well-presented first-floor maisonette situated in the popular area of Stapenhill, offering off-road parking, a private rear garden and spacious accommodation throughout. An ideal purchase for First Time Buyers or Investors alike.

The property features a generous open-plan lounge diner, a fitted kitchen with a selection of built-in oven & hob , two double bedrooms and fitted bathroom. Conveniently located close to Burton town centre, local amenities and commuter routes including the A38, this home is ideal for first-time buyers, downsizers or investors.

The Accommodation
Situated on Brackenwood Road in the heart of Stapenhill, this first-floor maisonette offers well-presented and generously proportioned accommodation, with the benefit of off-road parking, a private rear garden and useful outbuildings. Conveniently positioned within easy reach of Burton-on-Trent town centre, local amenities and commuter routes including the A38 and wider motorway network, the property is likely to appeal to first-time buyers, downsizers and investors alike.

The home is set back from the road with a front lawn garden, while gated side access leads through to the established rear garden. External steps rise to the UPVC entrance door, opening into a welcoming reception hallway, radiator, useful storage space housing the gas fired combination boiler.

To the front aspect is the open-plan lounge diner, a comfortable and characterful reception room with UPVC double-glazed window, radiator and a door the the kitchen

The fitted kitchen, which offers a selection of base units and matching wall cupboards, stainless steel single-drainer sink set into preparation work surfaces, built-in oven, four-ring electric hob, freestanding space for washing machine, UPVC double-glazed window overlooks the rear aspect, with a radiator completing the room.

The accommodation continues with two double bedrooms. The larger principal bedroom is positioned across the front aspect and has a UPVC double-glazed window and radiator, while the second double bedroom overlooks the rear elevation and features laminate flooring, radiator and UPVC double-glazed window. The bathroom is equipped with WC, hand wash basin and bath with shower over, and UPVC window.

Outside, the property enjoys a delightful established rear garden, mainly laid to lawn with mature shrubs and purpose-built outbuildings providing valuable storage. The garden has a shared access with the neighbour.

All viewings are strictly by appointment only.

Leasehold
The home is leasehold with Trent & Dove.
The payment to Trent & Dove is in the region of £177 per year. Subject to annual review and change. Ground rent £10 per year.
The lease start date: 125 years from May 1982. Approximately 81 years remaining.
All the above is subject to change and annual review, please ensure you are happy with the charges via your acting solicitor / conveyancer before completion of the purchase.

There is a tenant in occupation been given notice, however this can cause a delay to the sale and purchase process.
Property construction: Standard
Parking: None (on street only)
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

GRANT
STORAGE
MOVALS

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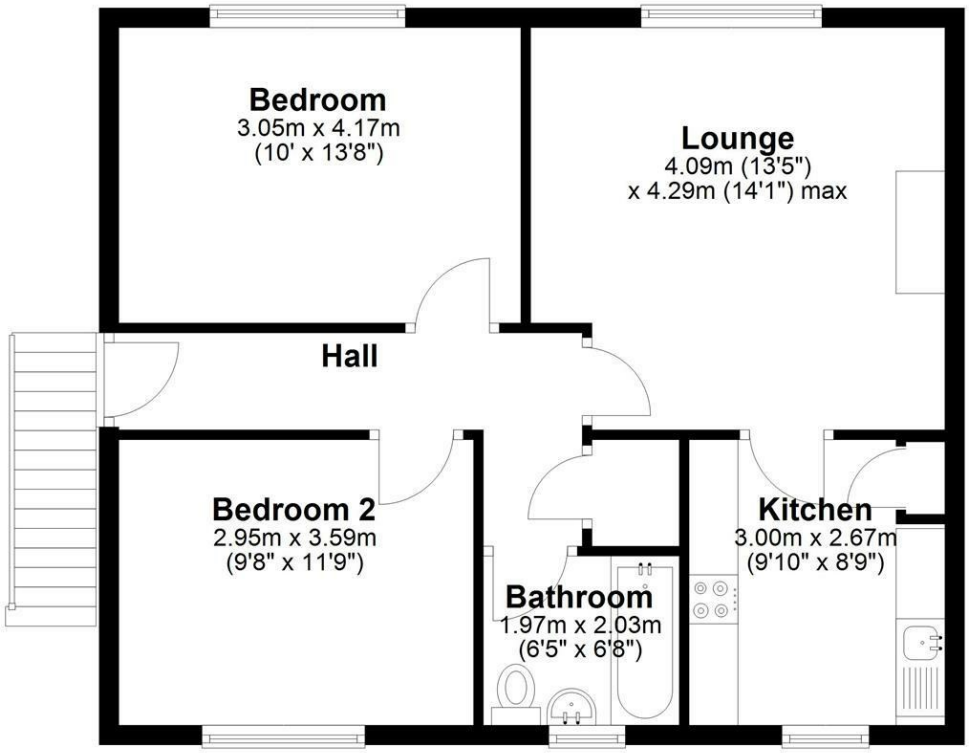
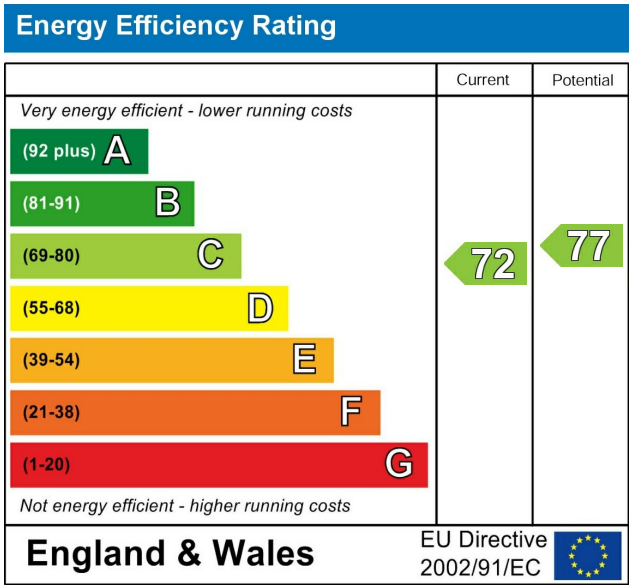
First Floor



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.



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

Important Notes, Charges & Selective Licence Areas

Council Tax Band A

Leasehold

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