



Shobnall Street, Burton-On-Trent, DE14 2HH

Nicholas
Humphreys

Asking Price £125,000

A spacious traditional bay-fronted mid-terrace home in a popular Burton-on-Trent location, offering two generous double bedrooms and well-proportioned living accommodation ideal for the growing family.

The property features a bay-fronted lounge opening through to a separate dining area, fitted kitchen and a UPVC conservatory allowing access to the garden and guest WC. The first floor has the two double bedrooms, bathroom and extensive rear garden with outbuilding. Viewing is essential to appreciate the size of accommodation on offer.



The Accommodation

A traditional bay-fronted mid-terrace home, set back from the road behind a front forecourt garden and enjoying a shared side entry giving access to the rear. This spacious period property offers generously proportioned accommodation, ideal for the growing family, and occupies a popular residential location within Burton-on-Trent.

The accommodation begins with a UPVC double glazed front entrance door leading into the welcoming entrance hallway, with radiator and staircase rising to the first floor. Positioned to the front elevation is the lounge, featuring a walk-in bay UPVC double glazed window, radiator and feature fireplace, with open-plan access through to the separate dining area. The dining area provides an excellent additional reception space, with radiator, built-in storage cupboard, a door returning to the hallway, and a UPVC double glazed window looking through to the conservatory.

To the rear of the property is the fitted kitchen, appointed with a single drainer sink unit set into preparation work surfaces, with a selection of base units and eye-level wall cupboards, freestanding electric cooker space, a useful under-stairs storage cupboard, and UPVC double glazed window and door leading into the conservatory. The conservatory is of UPVC construction with a polycarbonate roof, with windows and door opening onto the rear garden. Also accessed from here is a separate WC, fitted with a low-level WC and single glazed window, together with an adjoining external storage shed.

The first floor landing gives access to two generously proportioned double bedrooms. The principal bedroom is positioned to the front elevation and benefits from a UPVC double glazed window and radiator. The second double bedroom lies to the rear and also enjoys a UPVC double glazed window together with radiator. Completing the accommodation is the bathroom, fitted with a three-piece white suite comprising WC, hand wash basin and P-shaped bath with thermostatic shower over and glazed screen. There is also a radiator, UPVC double glazed window and a concealed gas-fired combination boiler supplying the domestic hot water and central heating system.

Outside, the property enjoys an extensive rear garden with a pressed concrete paved patio leading onto lawn, together with a purpose-built outbuilding.

An internal inspection is essential to appreciate the size and potential of the accommodation on offer. Viewings are strictly by appointment only.

Welcoming Hallway

Lounge Area

3.35m x 3.30m (11'0 x 10'10)

Dining Area

3.48m x 3.35m (11'5 x 11'0)

Kitchen

3.18m x 2.13m (10'5 x 7'0)

Conservatory

4.57m x 1.98m (15'0 x 6'6)

Guest WC

Bedroom One

4.42m x 3.51m (14'6 x 11'6)

Bedroom Two

3.45m x 2.49m (11'4 x 8'2)

Bathroom

3.05m x 2.13m (10'0 x 7'0)

Awaiting EPC inspection

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.

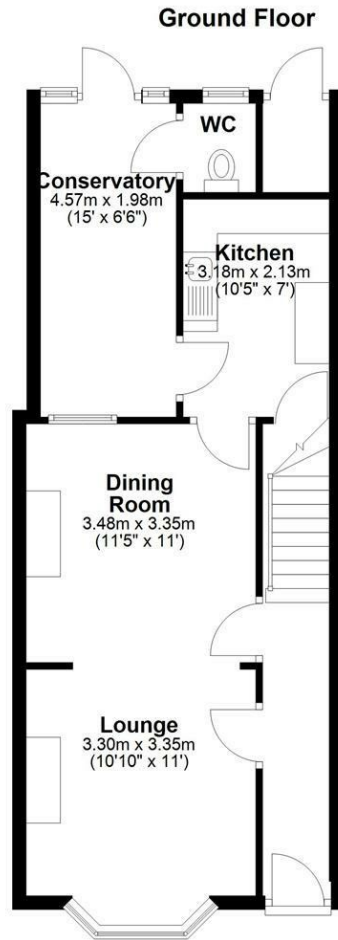
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

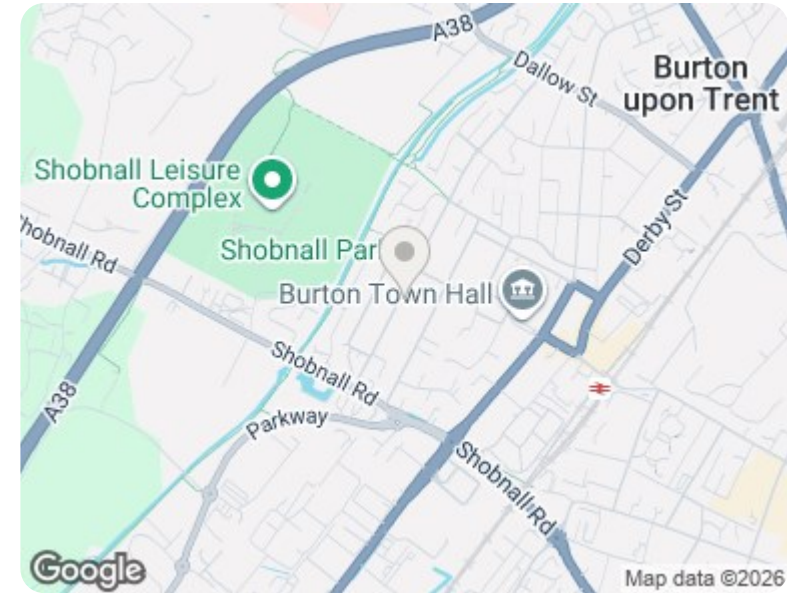








NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. 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		81
(69-80) C		
(55-68) D	66	
(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.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN