

Rosliston Road

Stapenhill, Burton-on-Trent, DE15 9RJ

John 
German





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£375,000

Offered for sale with NO ONWARD CHAIN is this characterful, detached family home in Stapenhill. With over 2,000 sq. ft. of living space, this much-loved family home has been cherished for decades and now presents a fantastic opportunity for a new family to make it their own.

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Located in a popular part of Stapenhill, this property enjoys a desirable non-estate position close to a wide range of amenities and well-regarded schools for all ages. It offers excellent access to Stapenhill Gardens and scenic riverside walks, while being just a short drive from Burton-on-Trent town centre.

The home sits behind a generous sized driveway, providing off road parking for several vehicles. The block paved driveway continues to the side of the home, where the car port shelters any potential car and the entrance to the property.

As you walk through the entrance door into the hallway, you immediately gain a feel for the grand and characterful nature that this home has to offer. The hallway has stairs leading to the first floor and gives access to the main living areas of the home.

To the left of the hallway are two generous reception rooms. The first is used as the main living room, featuring a charming fireplace and a bay window to the front, filling the space with natural light. The second, currently set up as a ground floor bedroom, is a versatile room that could easily serve as a playroom, home office or additional sitting room.

Off the right of the hallway, you will find a sun room which overlooks the garden. The sun room also features a recently fitted w/c. Following on, the dining room is a brilliant space to entertain and separates the hallway from the kitchen. The kitchen is fitted with matching wall and base units with worktops above, eye level electric oven, induction hob with cooker hood above, ceramic sink with stainless steel tap, space for under countertop fridge or freezer, plumbing for dishwasher and a door leading to the inner hallway. The inner hallway provides access to the rear garden, alongside the shower room and utility. The utility room has plumbing for washing machine and a Belfast sink. The sellers have recently installed the downstairs shower room and features a walk in shower, wash hand basin and w/c.

To the first floor, the property benefits from four spacious bedrooms, all of which could fit a double bed with ample bedroom furniture. One of the bedrooms have built in bedroom furniture. All of the bedrooms on this floor share a family bathroom, which is a fully tiled suite and hosts a bath tub with mixer taps and s hower above, w/c and wash hand basin.

The rear garden is a beautifully established and private space, ideal for relaxing or entertaining. Mainly laid to lawn, it's framed by mature trees, colourful borders and established planting. A selection of paved seating areas provide perfect spots for relaxing.

Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

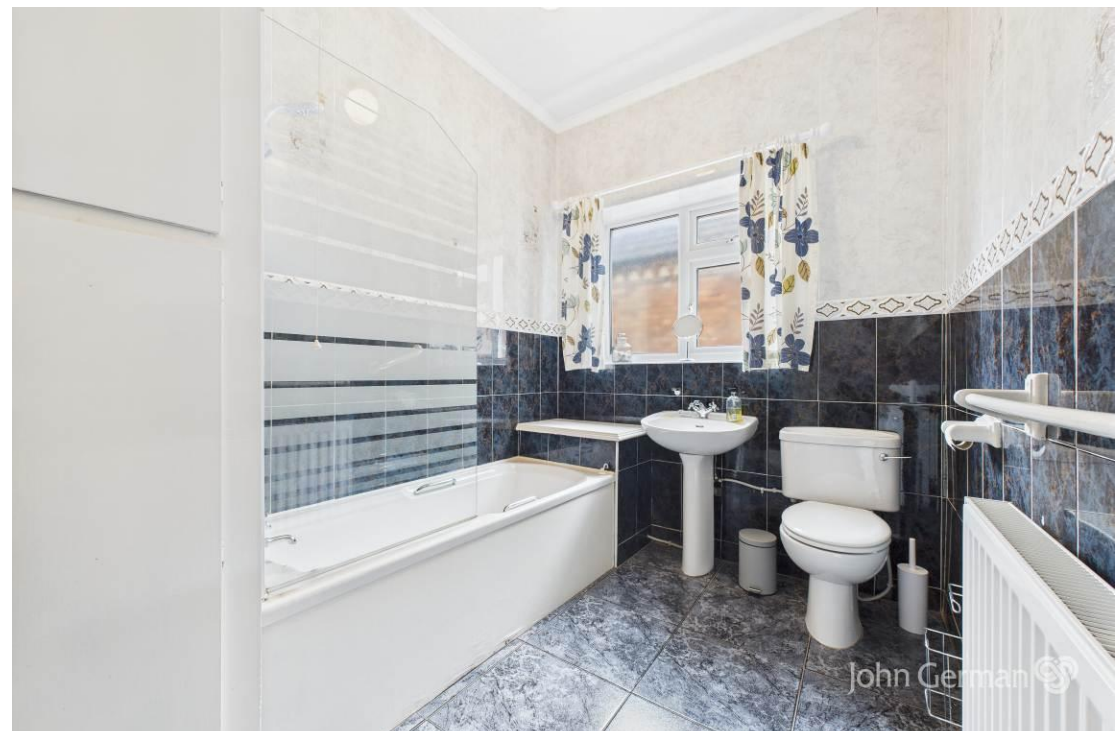
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

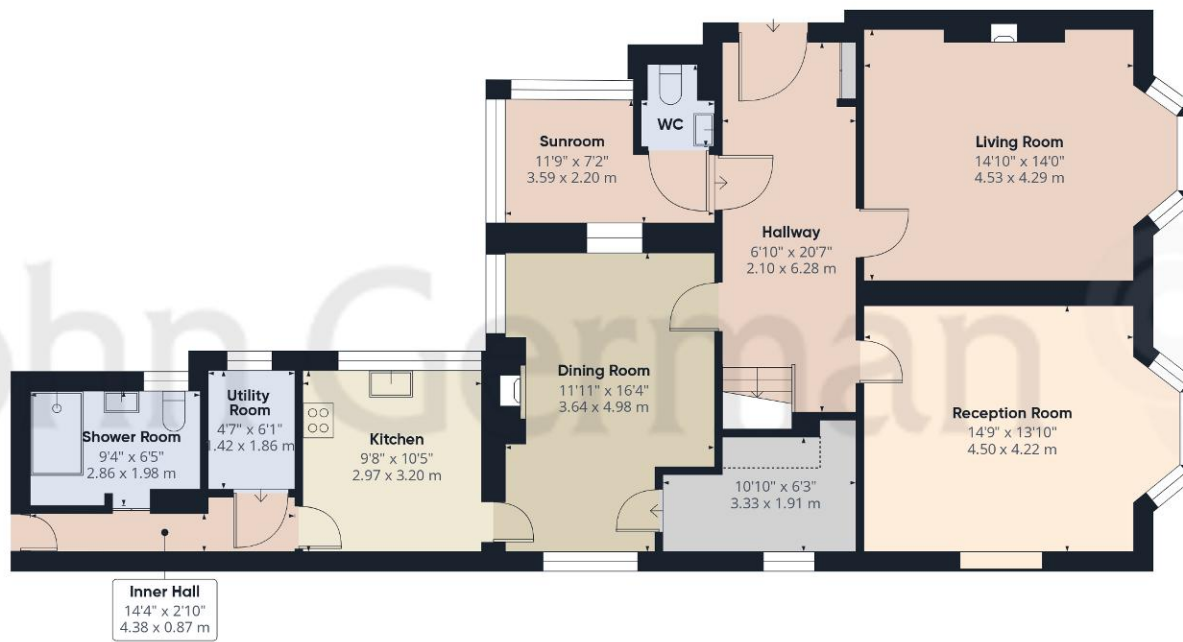
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052025







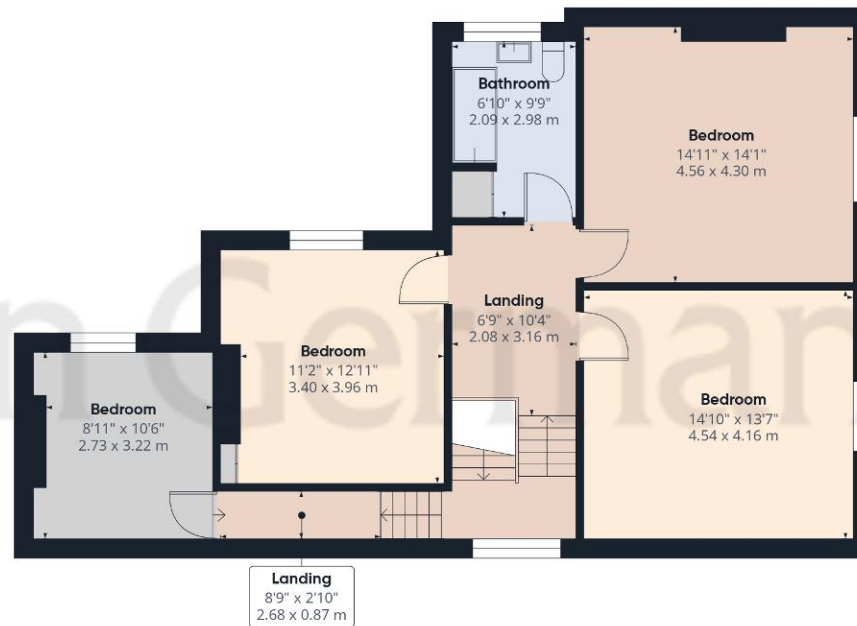
Ground Floor

Approximate total area⁽¹⁾

2013 ft²
187.2 m²

Reduced headroom

7 ft²
0.7 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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