



Newfield Road
Burton-On-Trent

burchell
edwards



Property Description

Burchell Edwards are proud to offer this modern three-bedroom semi detached family home in the ever-popular Winshill area. With great access to Burton-on-Trent and the A38, it's perfectly placed for commuters.

Set back from the road with a brick paved driveway providing off road parking for multiple vehicles, the home opens into a stylish, refreshed interior. The ground floor features a bright lounge/diner and contemporary kitchen, while also providing internal access into the property's garage. Upstairs offers two generous double bedrooms, a spacious single, ideal as a bedroom or home office, plus the property's main bathroom.

Outside, you will be greeted to a driveway providing off road parking as well as the property's spacious garage. Along with this, you have a peaceful rear garden—with patio and lawn—providing the ideal spot to relax and enjoy the warmer months.

This property won't be around for long. Contact Burchell Edwards Burton today to book your viewing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living/Dining Room

Wooden flooring, window to front elevation, sliding doors leading to rear garden, pendant light x2, central heating radiator x2, internal access leading to garage.

Kitchen

Tiled flooring, window to rear elevation, door to rear, pendant light, cupboards over counters, plumbing for washer, resin sink & drainer,

Bedroom One

Wooden flooring, window to front elevation, pendant light, central heating radiator, storage cupboard.

Bedroom Two

Wooden flooring, window to rear elevation, pendant light, central heating radiator, storage cupboard.

Bedroom Three

Wooden flooring, window to front elevation, pendant light, central heating radiator.

Family Bathroom

Tiled flooring, window to rear elevation x2, shower over bath, pendant light, central heating radiator, low level flush W/C, hand wash basin.

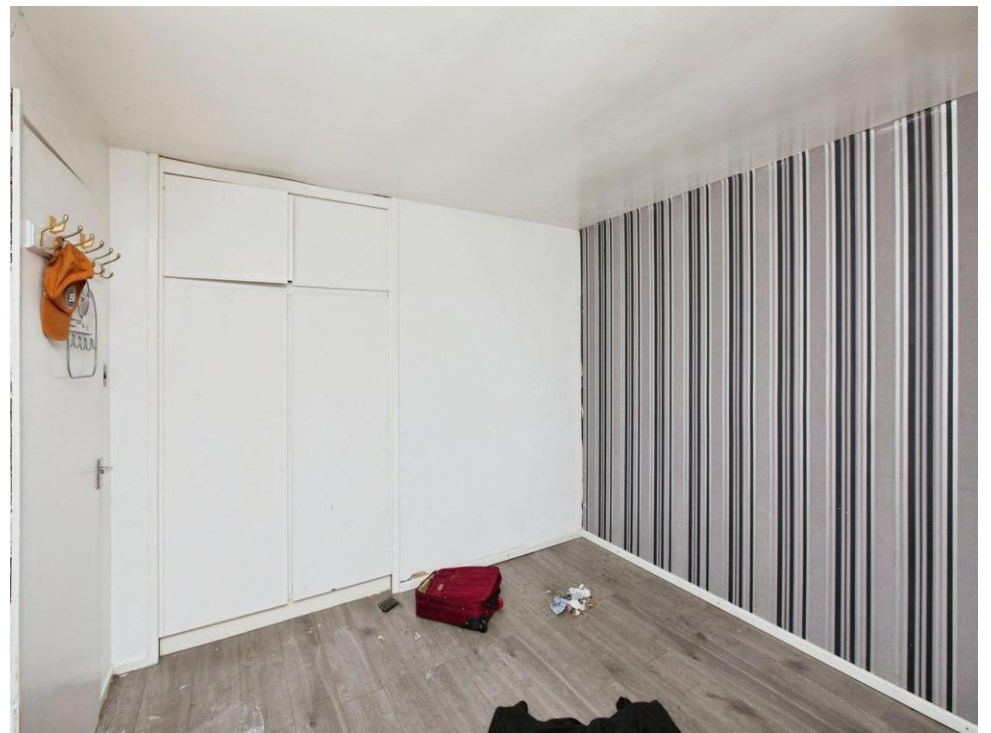
Front Garden

Brick paved driveway providing off road parking for multiple vehicles, access to garage, side passage leading to the rear garden.

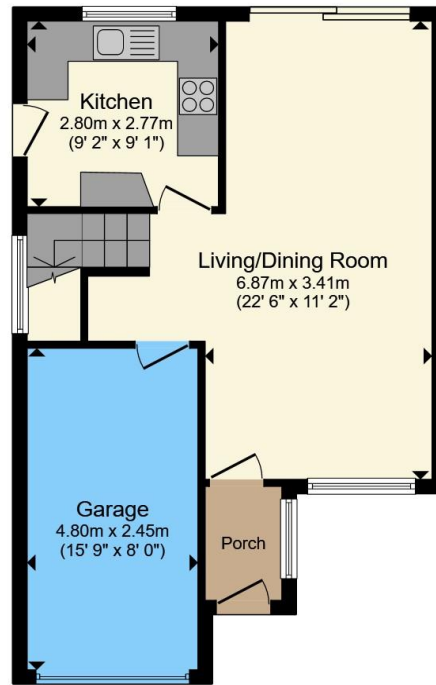
Rear Garden

Enclosed rear garden, high aspect of privacy, large lawn area, patio slabbed seating area.

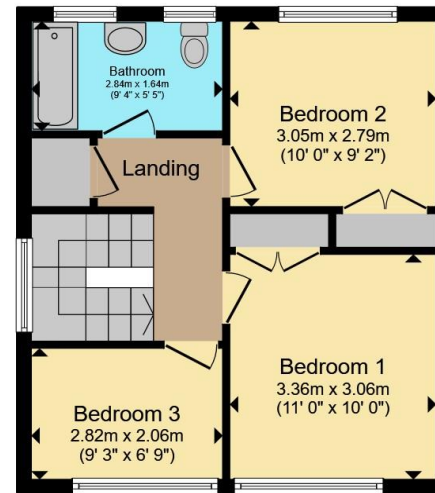








Ground Floor



First Floor

Total floor area 90.3 m² (971 sq.ft.) approx

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



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BUT211375 - 0002