



Nicholas  
**Humphreys**

**Best Avenue, Burton-On-Trent, DE15 9GU**

**Offers In The Region Of  
£220,000**

A modern semi-detached home occupying a desirable residential location upon the ever-popular Brizlincote Valley development in Stapenhill.

This well-presented three-bedroom home offers ideal accommodation for the first-time buyer or growing family, benefiting from a spacious dining kitchen, attractive rear garden and off-road parking.

The accommodation comprises entrance hallway, front lounge with bay window, open-plan dining kitchen with French patio doors, three well-proportioned bedrooms and a stylish family bathroom. Outside, the property enjoys driveway parking to the front and an enclosed rear garden featuring paved patios, lawn and a substantial garden shed. Early internal viewing is highly recommended.



**The Accommodation**

A modern semi-detached home occupying a desirable residential position on the popular Brizlincote Valley development in Stapenhill, offering well-presented accommodation ideal for the first-time buyer, young family or those looking to upsize.

The property is set back from the road with a front lawn garden and driveway providing off-road parking. Internally, the accommodation opens with a welcoming entrance hallway, featuring a decorative half-wall panel effect, radiator and staircase rising to the first floor.

A door leads through to the lounge, a comfortable reception room positioned to the front aspect, with a UPVC double-glazed bay window, feature fireplace, inset ceiling spotlights, radiator and vinyl flooring which continues through the ground floor. To the rear of the home is the dining kitchen, fitted with a selection of base cupboards and drawers, preparation work surfaces, built-in oven, four-ring electric hob, angled extractor hood and concealed fridge and freezer. There is ample space for a formal dining table and chairs, with a UPVC double-glazed window and French patio doors opening out onto the rear garden.

To the first floor, the landing provides loft access and an airing cupboard housing the gas-fired combination boiler. The master bedroom is positioned to the rear aspect overlooking the garden, with the second double bedroom to the front elevation and a generously sized third bedroom also enjoying a rear aspect. The bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and P-shaped shower bath with shower over, complemented by wall tiling, a curved glass shower screen, heated towel rail and UPVC double-glazed window.

Outside, the property benefits from driveway parking to the front, with a stone paved pathway leading to the entrance door. To the rear is an attractive garden featuring a paved patio, lawn, extensive garden shed and an Indian sandstone patio positioned to the rear of the home.

Internal viewings are strictly by appointment only.

**Move With Us**

This property is being marketed on behalf of a third-party marketing company, “Move With Us” you will be required to provide your contact details to them, for them to progress the purchase and they will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company’s compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

The property is unable to complete on a sale until estimated Jan 2027.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

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](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

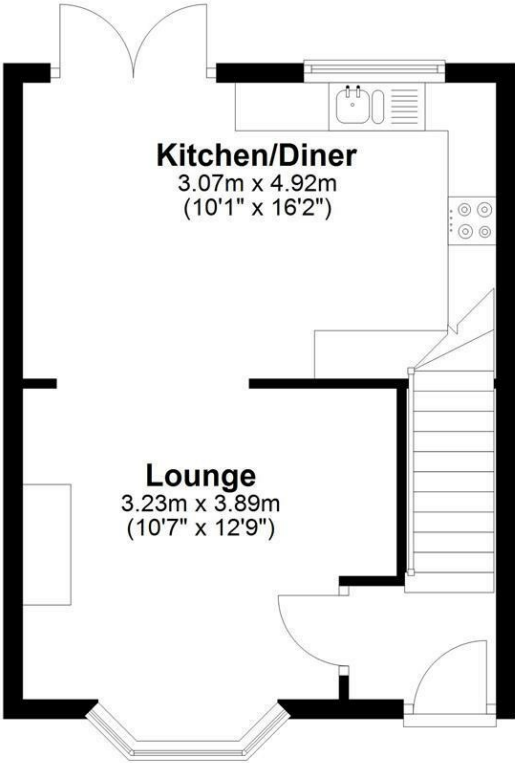
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process. The property information provided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



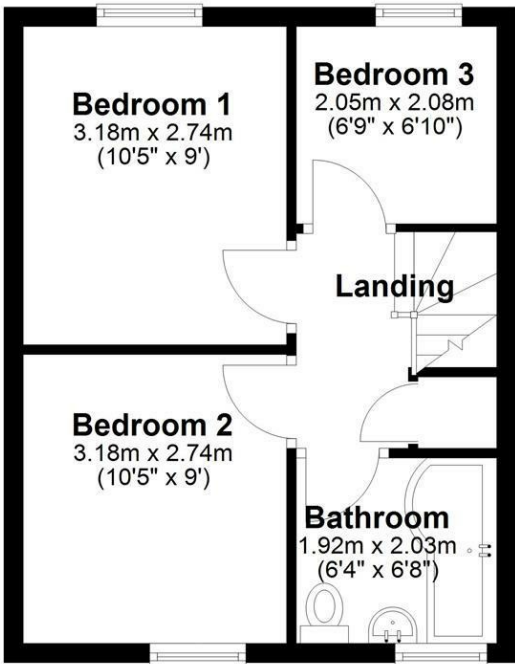




Ground Floor



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.



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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

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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>

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