

### 3 Barons Court, Shobnall, Burton on Trent, Staffordshire, DE14 2DZ

**£725 PCM**

This neutrally decorated ground floor flat is available to let. It boasts one comfortable bedroom, one bathroom, and a functional kitchen. With an EPC rating of 'C' and council tax band 'A', this property offers a simple and cost-effective living arrangement. Ideal for a single tenant or a couple.

EPC rating: C, Council Tax Band: A, Deposit: £835, which includes a holding deposit of £165 which will go towards the successful applicants first months rent.



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### Entrance Hallway

10'6" x 3'9" (3.22 x 1.16)



Newly carpeted and painted neutrally throughout. Obscured glass front door. Cupboard housing water tank/boiler. Having standard light fitting with light shade, radiator, internet access point and fuse box. Leading to:

### Bedroom

12'0" x 8'8" (3.66 x 2.65)



Having carpeted flooring, neutrally decorated, standard light fitting with light shade. UPVC tall window spanning to floor. Having good sized storage cupboard, TV socket, internet access point, radiator and multiple sockets.

### Bathroom

6'8" x 5'9" (2.05 x 1.76)



Having patterned vinyl flooring, walls half neutrally painted, half tiled. Opaque glass window. Low flush WC, basin with hot and cold taps, bath with electric shower.

### Living Room

12'3" x 9'1" (3.74 x 2.77)



Having carpeted flooring, neutrally decorated standard light fitting with light shade. Having multiple radiators, sockets and a TV socket. UPVC Patio doors leading to well kept patio area.

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### Kitchen

6'4" x 5'9" (1.94 x 1.76)



Having cream tiled flooring. Walls half neutrally painted, half mosaic tiled finish. Opaque glass window. Having built in electric oven and fridge/freezer, with freestanding washer/drier. Stainless steel sink/drying board with mixer tap. Wood finish cupboard and drawers. Multiple sockets.

### Outside area



Outside area patio tiles well kept including room to store bins. Leading to secure parking spaces at the rear.

### What3words

what3words - ///part.pines.cattle

### Material Information

Verified Material Information

Council tax band: A

Tenure: Leasehold

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Communal, Gated, Off Street, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer (Hilton)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 3 Barons Court

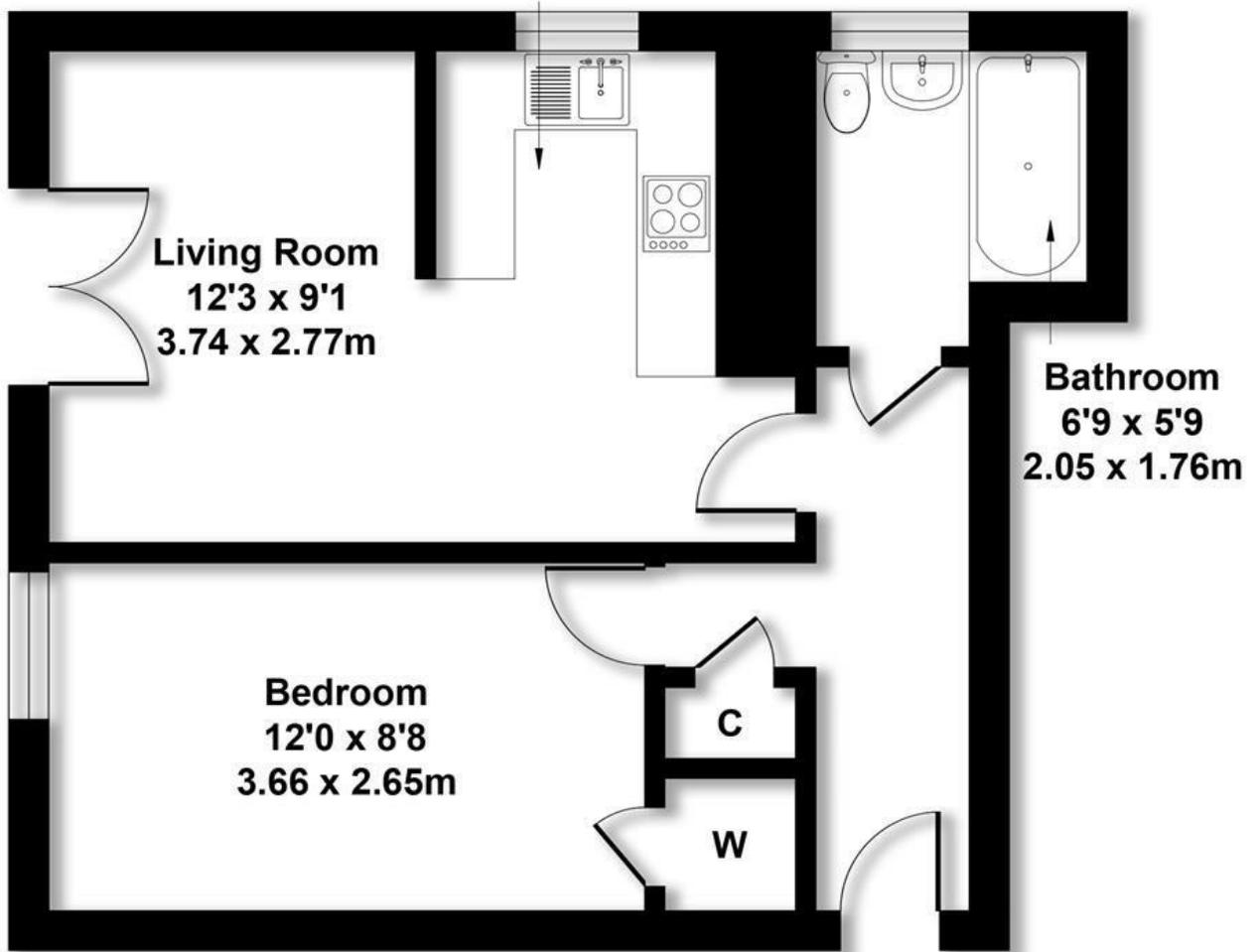
Approximate Gross Internal Area

506 sq ft - 47 sq m

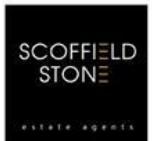
Kitchen

6'4 x 5'9

1.94 x 1.76m



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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