

49 Black Eagle Court, Burton-On-
Trent

CURRAN
BIRDS
 CO



49 Black Eagle Court, Burton-On-Trent

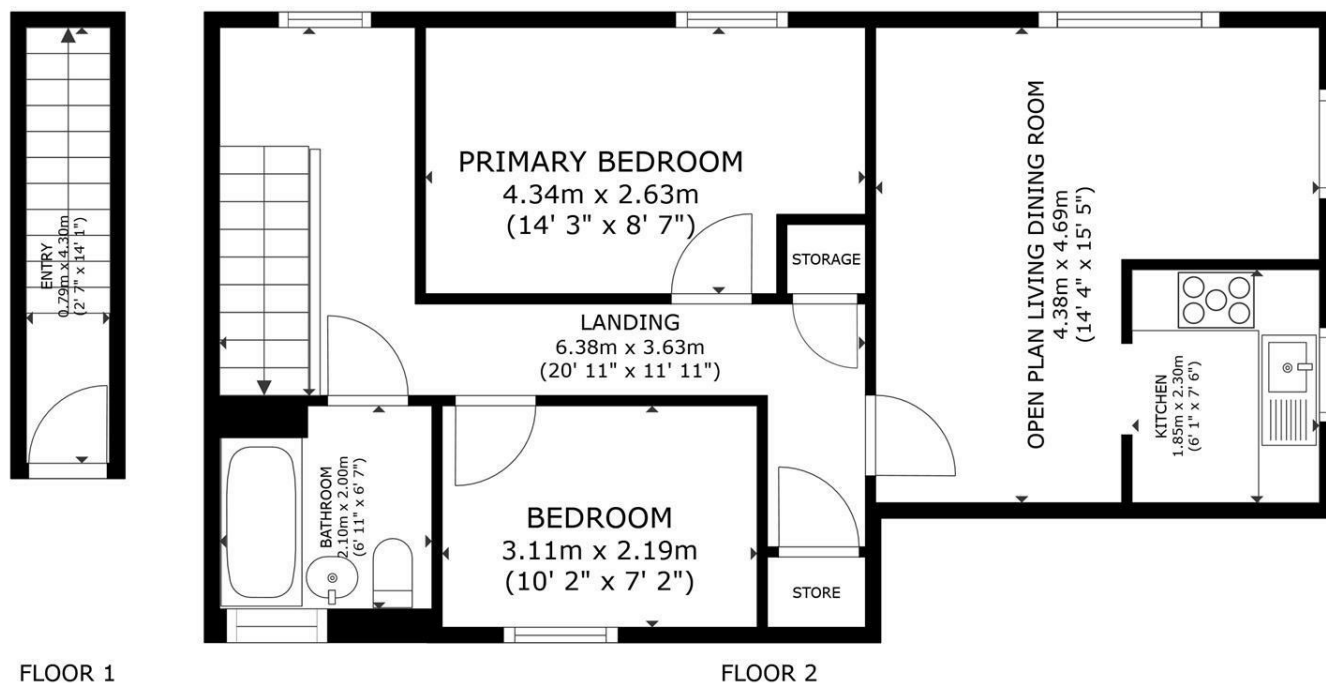
£775 Per month

STYLISH MODERN COACH HOUSE — A beautifully presented two bedroom coach house, positioned within a quiet and well maintained development in Burton-on-Trent. This impressive home offers a perfect blend of contemporary design and low maintenance living, ideal for professionals or couples. Boasting a bright open plan living space, a sleek modern kitchen, and two generously sized bedrooms, the property has been thoughtfully designed to maximise both comfort and style. With its private entrance, allocated parking, and excellent access to local amenities and transport links, this home delivers both practicality and lifestyle appeal in equal measure.

Features

- Upper Floor Coach House Style Apartment
- Hallway, Lounge Diner
- Bathroom
- Parking & Garage
- Close to Burton Town Centre
- Private Entry
- Seperate Kitchen with Appliances
- Two Good Sized Bedrooms
- Popular Development
- Easy Access to Road Links

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 3.5 m² (38 sq.ft.) FLOOR 2 58.3 m² (628 sq.ft.)
TOTAL : 61.9 m² (666 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Property

The Detail

This attractive two bedroom coach house offers well proportioned and thoughtfully arranged accommodation throughout. The property is accessed via its own private entrance, leading into a spacious first floor living area that forms the heart of the home. The open plan layout incorporates a comfortable lounge and dining space, enhanced by large windows that provide excellent natural light.

The kitchen is finished in a contemporary style, featuring a range of fitted units, ample work surface space, and integrated appliances, creating a practical yet stylish environment. There are two well sized bedrooms, offering flexibility for use as a main bedroom, guest room or home office.

The accommodation is completed by a modern bathroom fitted with a quality suite. Additional features include gas central heating, double glazing, and parking, making this an ideal low maintenance home.

The Location

Black Eagle Court is ideally situated within Burton-on-Trent, offering convenient access to a wide range of local amenities including shops, supermarkets, and leisure facilities. The area is well served by reputable schools, making it appealing to a variety of tenants.

For those who enjoy the outdoors, there are nearby parks and green spaces providing opportunities for walking and recreation. Commuters will benefit from excellent transport links, with easy access to the A38 and A50, connecting to Derby, Lichfield, and beyond. Burton-on-Trent railway station is also within easy reach, offering direct routes to major cities.

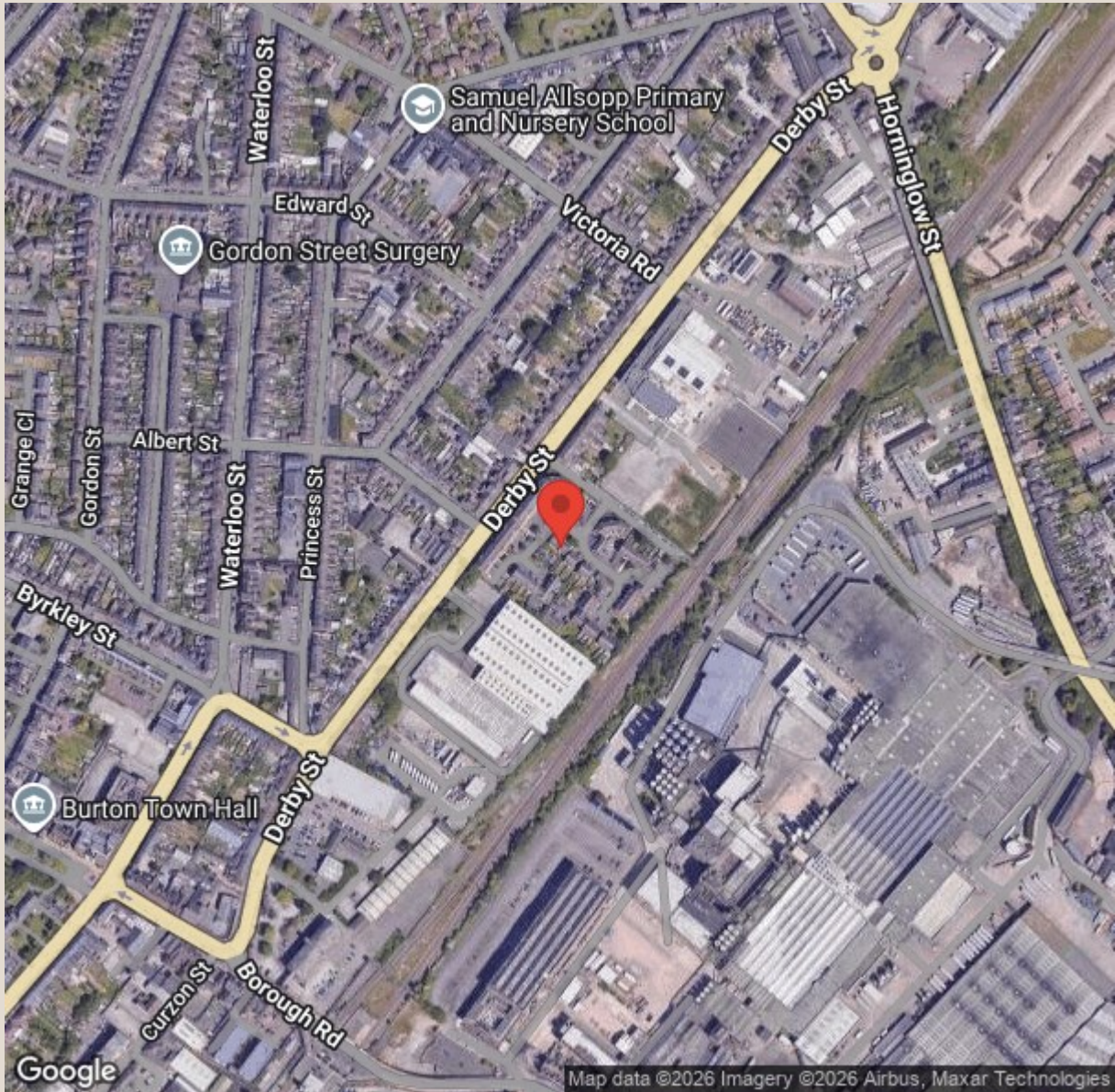
This well connected yet peaceful residential setting makes the property an excellent choice for modern living.

Reservation Fee & Deposit

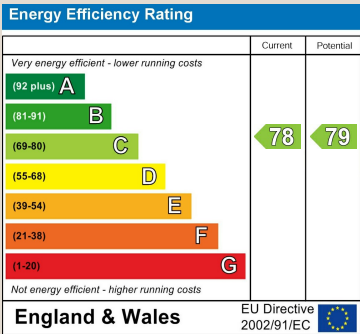
A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

Area Map



Energy Efficiency Graph



Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.