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Bearwood Hill Road, Burton on Trent

Offers Over £255,000



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Council Tax Band: C

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Tucked away in a peaceful and sought-after location, this spacious three double bedroom home offers a fantastic opportunity for those looking to add value. Although in need of modernisation, the property boasts generous living space including a large lounge/diner, kitchen, utility room, bathroom, and two separate WCs. Additional benefits include gas central heating, double glazing, and a garage with attached workshop. Outside, you'll find manageable gardens ideal for those seeking low-maintenance outdoor space. Only available due to health circumstances, this property is priced to sell and offers enormous potential to create a wonderful family home. Viewing strictly by appointment – don't miss out!

- A perfect project for first time buyers!
- 1960's traditional semi-detached family home
- With motivated sellers
- Gas central heating & double glazed throughout
- Idyllic location via private drive
- Spacious Lounge/Diner, Kitchen, Utility
- First floor bathroom, Separate WC x 2
- 3 double bedrooms
- Double garage/workshop & off road parking
- Hurry to view - Viewing strictly by appointment



Overview of property

On entering the property via the Reception Porch, you are welcomed into an impressive and versatile hallway – ideal as a reception space or home office area – with stairs to the first floor, a storage cupboard, and access to the main living areas.

The spacious lounge/dining room spans the full length of the property, featuring dual aspect windows that flood the space with natural light. The kitchen overlooks the rear garden and offers a good range of fitted units with space for casual dining. Leading off the kitchen is the extended utility/laundry room, complete with sink, storage cupboards, external door to the garden, and access to a separate WC. The gas boiler is also housed in this area.

Upstairs, a large feature picture window illuminates the staircase and landing, which includes additional built-in storage. The first floor offers three well-proportioned double bedrooms, all with fitted wardrobes, a bathroom with coloured suite, and a separate WC.

Potential loft conversion

The property benefits from a larger-than-average landing with a loft ladder providing access to a part-boarded loft space. The loft also features a separate walk-in office. **Subject to the usual planning consents**, this space offers excellent potential for a loft conversion, if desired.

Outside

The property is approached via a private drive leading to a block of garages, including a single garage with electric door, rear access door, and an adjoining workshop—offering excellent potential for conversion into a double garage, home office or studio (subject to permissions).

A pathway leads from the garage to a gated, landscaped front garden, featuring well-stocked flower borders and a neat lawn. Additional pathways provide access to the main entrance and continue around to the rear garden, which includes a paved patio, lawned area, and attractive flower borders—ideal for low-maintenance outdoor enjoyment.

A useful external store is also located at the rear, perfect for garden tools or additional storage.

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Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.



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Seabrook House, Dinmore Grange, Hartshorne Swadlincote

01283 219 336

sales@lizmilsomproperties.co.uk

<https://www.lizmilsomproperties.co.uk/>

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.