



Violet Rise, Anslow, DE13 9TS, Anslow, DE13 9TS

Nicholas
Humphreys

Asking Price £265,000

A beautifully presented modern semi-detached home, constructed by Bloor Homes in 2025, positioned within a desirable residential development in the sought-after area of Anslow.

This stylish property offers well-proportioned accommodation throughout, beginning with a welcoming entrance hallway leading through to a spacious front-facing lounge with useful under-stairs storage. To the rear is an impressive open-plan dining kitchen, fitted with contemporary units and integrated appliances, with French doors opening out onto the generous rear garden, creating an ideal space for both everyday living and entertaining. The ground floor is further enhanced by a separate utility area and guest cloakroom.

To the first floor, the property offers a well-appointed master bedroom with en-suite shower room, alongside two further generously sized bedrooms and a modern four-piece family bathroom.

Externally, the home is set back from the road with a front fore garden and driveway providing off-road parking for several vehicles. The rear garden is of a particularly good size, mainly laid to lawn with a paved patio seating area and secure fenced boundaries.

Located within the popular area of Anslow, the property enjoys a semi-rural setting whilst remaining conveniently positioned for access to Burton-on-Trent, as well as excellent road links via the A38 and A50.

An ideal purchase for first-time buyers, families or those seeking a modern home in a well-connected village location.



The Accommodation

A modern-built semi-detached property, constructed by Bloor Homes in 2025, situated within a desirable residential estate location in the sought-after village of Anslow.

The accommodation opens with a double-glazed front entrance door leading into a welcoming reception hallway, with radiator and staircase rising to the first-floor accommodation. An internal door leads through to the spacious lounge, positioned to the front aspect of the home, featuring a UPVC double-glazed window, radiator and a useful below-stairs storage cupboard.

A further door leads through to the impressive open-plan dining kitchen, fitted with a stylish selection of matching base units and eye-level wall cupboards, with preparation work surfaces incorporating a one-and-a-half bowl single-drainer sink unit with mixer tap, integral four-ring gas hob with extractor hood above, built-in oven and concealed built-in fridge freezer. The dining area enjoys an attractive outlook over the extensive rear garden through UPVC double-glazed French patio doors with matching side panels, creating a bright and inviting space for everyday living and entertaining.

Open-plan access leads through to a useful utility area, providing freestanding plumbing and appliance space for a washing machine, together with a concealed wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system. From here, an internal door leads to the guest cloakroom, fitted with WC, hand wash basin and radiator.

To the first floor, the landing provides access to the principal bedroom suite, positioned across the front aspect of the home, with UPVC double-glazed window, radiator and door leading to the en-suite shower room. The en-suite comprises WC, hand wash basin and walk-in double shower enclosure with thermostatic shower, complemented by wall tiling, radiator and UPVC double-glazed window.

There are two further generously proportioned bedrooms, both positioned to the rear aspect of the home and enjoying an attractive outlook over the rear garden. Centrally located is the fitted family bathroom, offering a four-piece suite comprising WC, hand wash basin, bath with central mixer tap and separate shower cubicle, finished with light grey complementary wall tiling, contrasting floor tiling, UPVC double-glazed window and heated towel rail.

Externally, the property is set back from the road behind a front fore garden, with a driveway providing off-road parking for several vehicles. Gated access leads to the generously proportioned rear garden, featuring a paved patio seating area, fenced boundaries and a lawned garden, ideal for families and outdoor entertaining. The home benefits builder installed solar panels complementing the existing power usage during the day only.

Anslow is a highly regarded village located on the outskirts of Burton-on-Trent, offering a semi-rural setting whilst remaining within easy reach of the A38 and A50 road networks, as well as the market town of Burton-on-Trent and its wider range of amenities.

Hallway

Lounge

4.70m max x 3.78m max (15'5 max x 12'5 max)

Kitchen Diner

3.68m x 3.61m (12'1 x 11'10)

Utility Area

Guest Cloakroom

Bedroom One

3.12m min x 3.38m min (10'3 min x 11'1 min)

En-suite Shower Room

1.85m x 1.52m (6'1 x 5'0)

Bedroom Two

2.92m max x 2.57m (9'7 max x 8'5)

Bedroom Three

2.77m x 2.13m (9'1 x 7'0)

Family Bathroom

2.57m x 2.01m (8'5 x 6'7)

Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains (complemented by two Solar Panels Daytime use only)

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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

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

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

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.

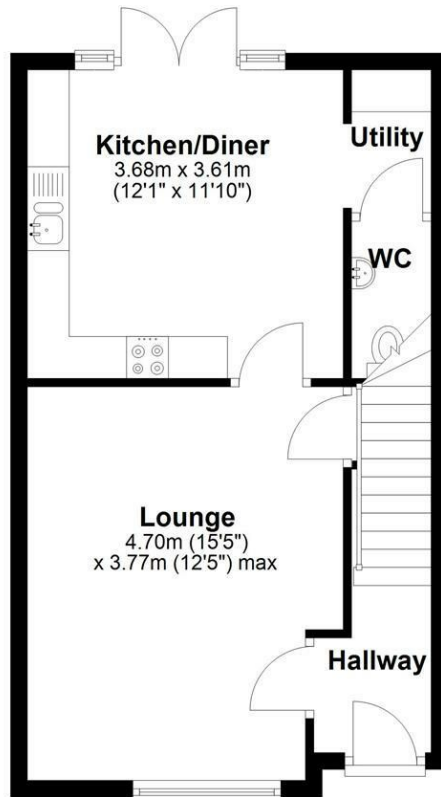
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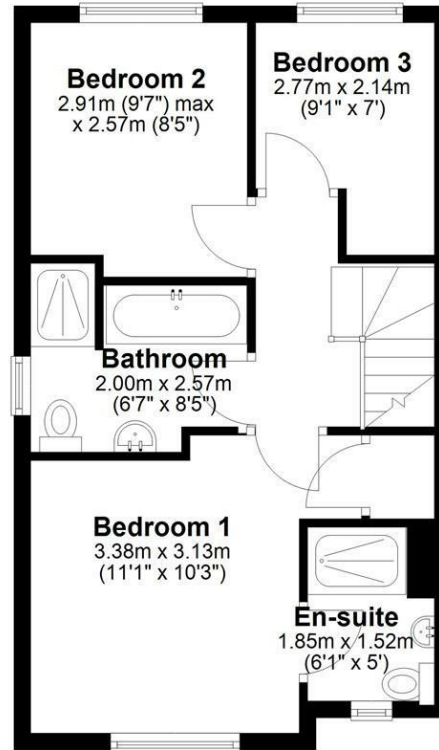




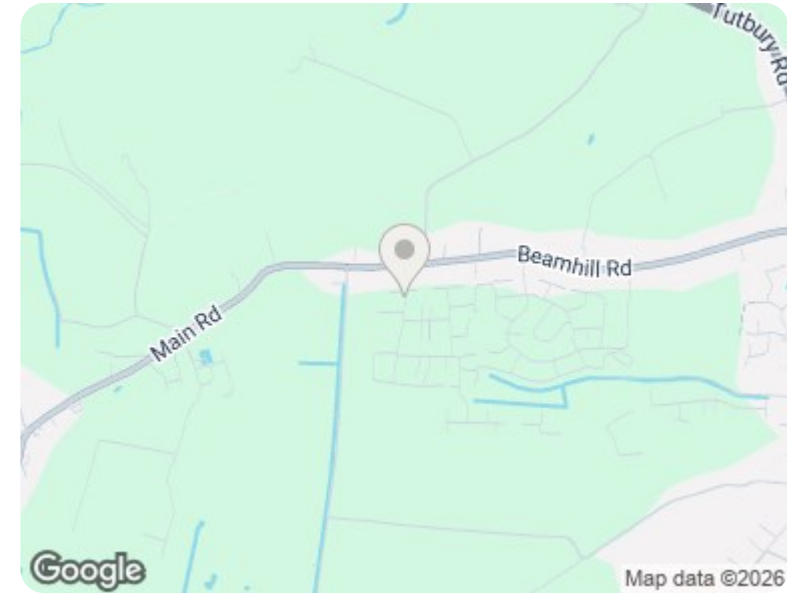
Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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	

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

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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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