



**** Mid Town House ** Cul De Sac Location ** Conservatory ** Rear Parking ****

A modern one-bedroom mid-townhouse positioned in a cul-de-sac location, ideal for the first-time buyer or investor. Offering open-plan living room and fitted kitchen with appliances, with conservatory to the rear aspect, mezzanine-style double bedroom with fitted wardrobes & en-suite bathroom.

There is an enclosed low-maintenance rear garden and allocated rear parking. Requiring general updating but benefitting from no upward chain, close proximity to Burton town centre and excellent access to the A38.

The Accommodation

A modern mid-townhouse property, ideal for the first-time buyer, situated within a cul-de-sac residential location and offering charming one-bedroom accommodation with the benefit of rear off-road parking. Set behind a low-maintenance front garden with pathway leading to the entrance door, the property also benefits from a useful outside store.

The accommodation begins with an open-plan fitted kitchen, appointed with a selection of base cupboards and eye-level wall units, built-in oven, four-ring gas hob with extractor hood above, and free-standing appliance spaces for a washing machine and fridge freezer, both of which are included within the sale. Laminate flooring continues through into the rear lounge, creating an open-plan feel, with inset spotlights to the ceiling, feature fireplace, and glazed window and door leading through to the conservatory.

The conservatory is of UPVC double-glazed construction with a polycarbonate roof, laminate flooring and radiator, providing a useful additional reception space overlooking the rear garden. From the lounge, a staircase rises to the mezzanine-style double bedroom, which offers a range of built-in double wardrobes and drawers, together with an airing cupboard housing the gas-fired combination boiler supplying the domestic hot water and central heating system. A window looks to the front elevation, and an internal door leads through to the bathroom.

The bathroom is fitted with a white suite comprising WC, hand wash basin and panel bath with mixer shower tap attachment, complemented by half-height tiling to the walls and a window to the front elevation.

Outside, the property enjoys an enclosed rear garden designed for low maintenance, laid with a mix of paved slab and gravelled areas, together with gated rear access leading to the shared vehicular access and allocated parking space. The home is majority double glazed with a mixture of UPVC and timber-framed windows and, whilst requiring a degree of general updating, offers an excellent opportunity for a first-time buyer or investor alike. Conveniently positioned close to Burton town centre and within easy reach of the A38 linking major road routes, the property is offered for sale with no upward chain and viewings are strictly by appointment only.

Property construction: Standard

Parking: Drive with shared rear access

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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

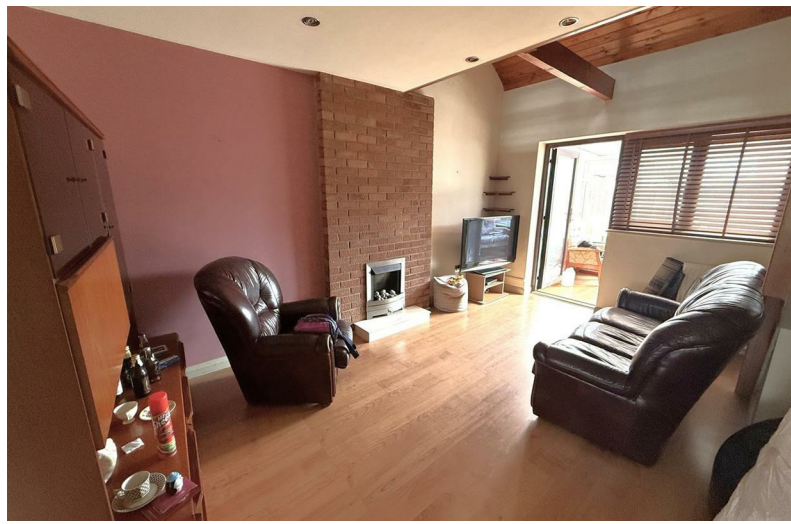
An on-site management fee may apply to all modern or new developments.

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.

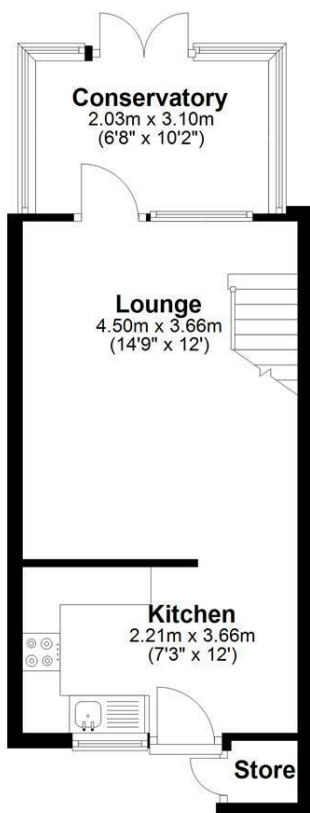
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

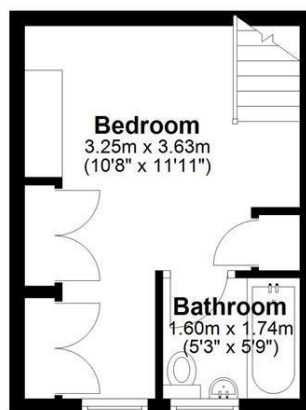




Ground Floor




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

Council Tax Band A Freehold

Important Notes, Charges & Selective Licence Areas

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>