



**** Modern Semi Detached ** Three Beds With En-suite ** Garage & Garden ****

A modern three-bedroom semi-detached home situated within a popular residential location close to Burton-on-Trent town centre. Ideal for first-time buyers, families and investors alike, the property offers a lounge, open-plan dining kitchen with French doors onto the rear garden, guest cloakroom, master bedroom with en-suite and family bathroom.

Outside, there is a driveway providing parking for several vehicles, attached single garage and an attractive enclosed rear garden. UPVC double glazed and gas centrally heated throughout. Internal viewing is highly recommended. Further Photos To Follow Soon.....

The Accommodation

A modern three-bedroom semi-detached home situated within a popular residential location close to the heart of Burton-on-Trent. Ideally suited to the first-time buyer, young family or investor alike, the property offers well-proportioned accommodation complemented by UPVC double glazing and gas central heating, and Solar Panels to compliment electricity usage.

Set back from the road, the property has a low-maintenance front garden together with a driveway providing off-road parking for several vehicles and leading to the attached single garage.

The internal accommodation opens with a front entrance door leading into the reception hallway, with internal doors giving access to the lounge and guest cloakroom. The guest cloakroom is fitted with a WC and hand wash basin, together with a UPVC double-glazed window to the front elevation.

Positioned across the front aspect of the home, the lounge provides a comfortable living space with radiator and UPVC double-glazed window allowing plenty of natural light into the room. An internal door leads through to the open-plan dining kitchen across the rear of the property.

The dining kitchen provides a selection of fitted base cupboards and drawers with matching eye-level wall units and preparation work surfaces, incorporating a built-in oven with four-ring gas hob and extractor hood above. There is freestanding plumbing and appliance space for a washing machine together with fridge freezer space. Further features include a useful below-stairs storage cupboard and a concealed gas-fired combination boiler supplying the domestic hot water and central heating system. A UPVC double-glazed window overlooks the rear garden, whilst French patio doors open directly from the dining area onto the attractive garden, creating an excellent connection between the indoor and outdoor living spaces.

To the first floor, the accommodation provides three bedrooms and a family bathroom. The master bedroom is positioned to the front elevation and benefits from its own en-suite shower room, fitted with a WC, hand wash basin and shower enclosure, together with a UPVC double-glazed window to the side aspect.

There are two further bedrooms, making the accommodation equally suitable for a growing family, home office or guest room. The family bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panel bath with mixer shower attachment above and fitted glass shower screen. Complementary wall tiling, extractor fan and a UPVC double-glazed window complete the room.

Outside, the attractive rear garden is predominantly laid to lawn with fenced boundaries, providing an enjoyable and enclosed outdoor space. An access door from the garden leads directly into the attached single garage.

Sawmill Way is conveniently positioned for Burton-on-Trent town centre and is within walking distance of a wide range of local amenities and everyday conveniences. Set away from the main road within an established residential setting, the property combines a convenient location with excellent parking, garage and garden space.

An excellent opportunity for first-time buyers, families and investors alike. All viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

177 max x 11'11

Kitchen Diner

14'11 x 9'0

Bedroom One

13'9 max x 8'5

Bedroom Two

10'2 x 8'5

Bedroom Three

8'8 x 6'3

Bathroom

6'2 x 5'6

Garage & Garden

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains Complimented by solar

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.

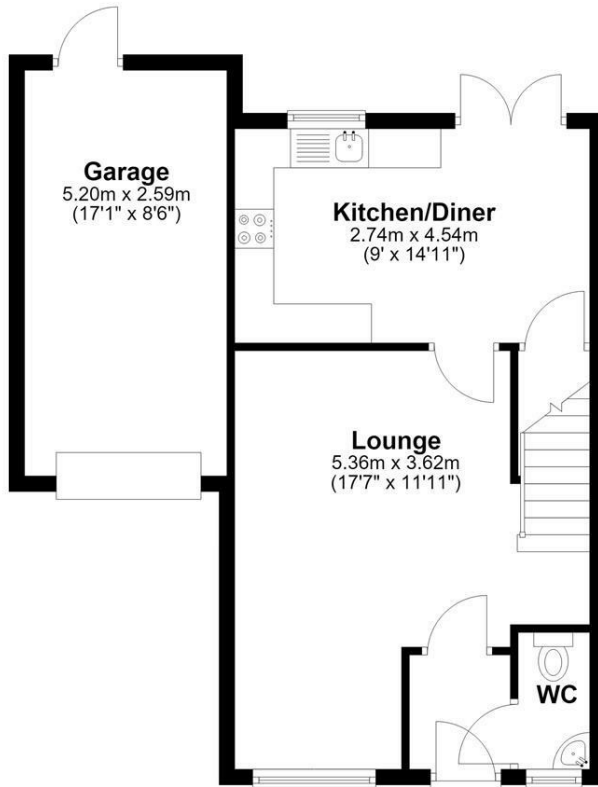
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

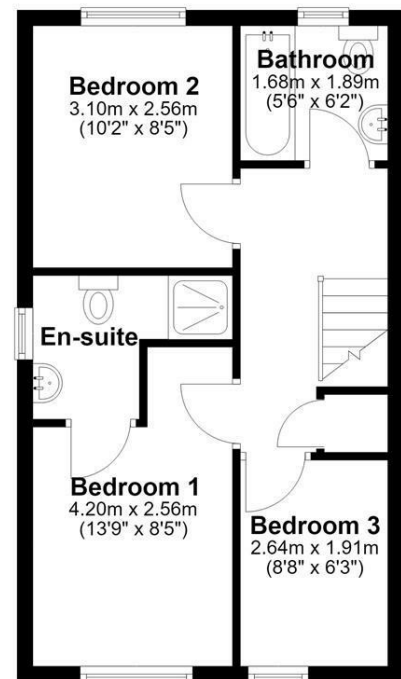




Ground Floor



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.



Council Tax Band C Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	96
(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 	

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>