



Shobnall Road, Burton-on-Trent

 2  1  1

£175,000



Key Features

- Beautifully Presented Terraced Cottage
- Highly Regarded Residential Location
- Detached Garage To Rear
- Impressive Landscaped Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Viewing A Must To Fully Appreciate
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this beautifully presented, two double bedroomed cottage located on the ever popular Shobnall Road. The home has been extensive upgraded and a recommended internal inspection will reveal accommodation as follows: - storm porch, large open plan lounge diner, quality fitted kitchen, rear lobby and on the first floor a landing leads to two double bedrooms, both having built-in storage, and a beautifully appointed family bathroom. Outside to the front is a small fore garden and to the rear is a lovely landscaped garden with concrete patterned paving and patio, large decking area, substantial timber shed and a detached garage.

Accommodation In Detail

Obscure Upvc double glazed entrance door leading to:

Enclosed Entrance Porch 1.07m x 1.36m (3'6" x 4'6")

having double glazed windows to front and side and half leaded stain glazed entrance door leading to:

Large Open Plan Lounge Diner 3.6m x 8.38m (11'10" x 27'6")

having open plan staircase rising to first floor, large full height storage cupboard, quality fitted laminate flooring, dressed brick fireplace with inset cast iron stove, meter cupboard to side, fitted wall light points, coving to ceiling, two central heating radiators and Upvc double glazed windows to front and rear elevations.

Kitchen 3.95m x 1.91m (13'0" x 6'4")

having an array of quality fitted beech fronted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, four ring gas hob with stainless steel extractor over and oven under, integrated dishwasher, plumbing for washing machine, two Upvc double glazed windows to side elevation, cupboard housing Worcester combi gas fired central heating boiler and obscure Upvc double glazed door leading through to:

Rear Entrance Lobby

having low intensity spotlights to ceiling, fitted extractor vent and Upvc door to rear elevation.

On The First Floor

Landing

having fitted smoke alarm and access to loft via timber drop down ladder.

Bedroom One 4.72m x 2.67m (15'6" x 8'10")

having Upvc double glazed leaded window to front elevation, one double central heating radiator and extensive range of two double built-in wardrobes.

Bedroom Two 3.53m x 2.66m (11'7" x 8'8")

having Upvc double glazed window to rear elevation, one central heating radiator and range of built-in full height wardrobes with shelving and hanging.

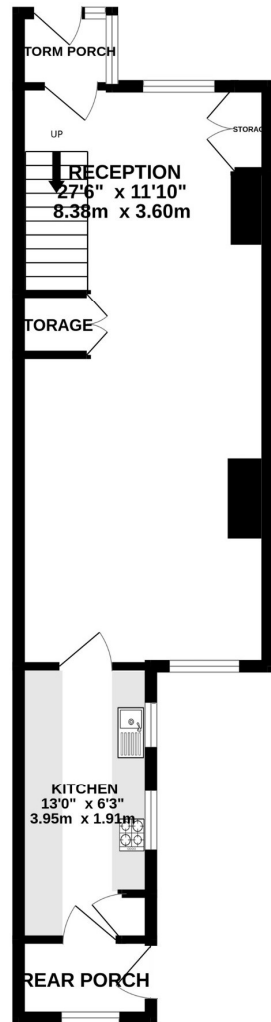
Bathroom

having suite comprising P-shaped panelled bath with chrome and curved glass screen together with Drenche shower, vanity wash basin, low level wc with concealed cistern, range of high gloss built-in storage cupboards, extensive tiling to walls, fitted extractor vent, obscure Upvc double glazed window to rear elevation and heated chrome ladder towel radiator.

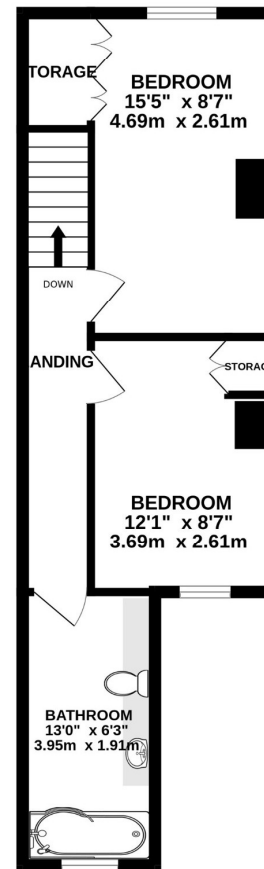
Outside

To the front of the home is a small paved fore garden set behind a dwarf wall. To the rear is a lovely garden with a patterned concrete path, seating areas, raised borders, large decking area, brick built outhouse with water supply and there is external water supply. At the far extent of the garden is a detached sectional garage with up and over door, electric light and power. There is a substantial timber shed with canopy over the decking area providing useful storage/hobby space.

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

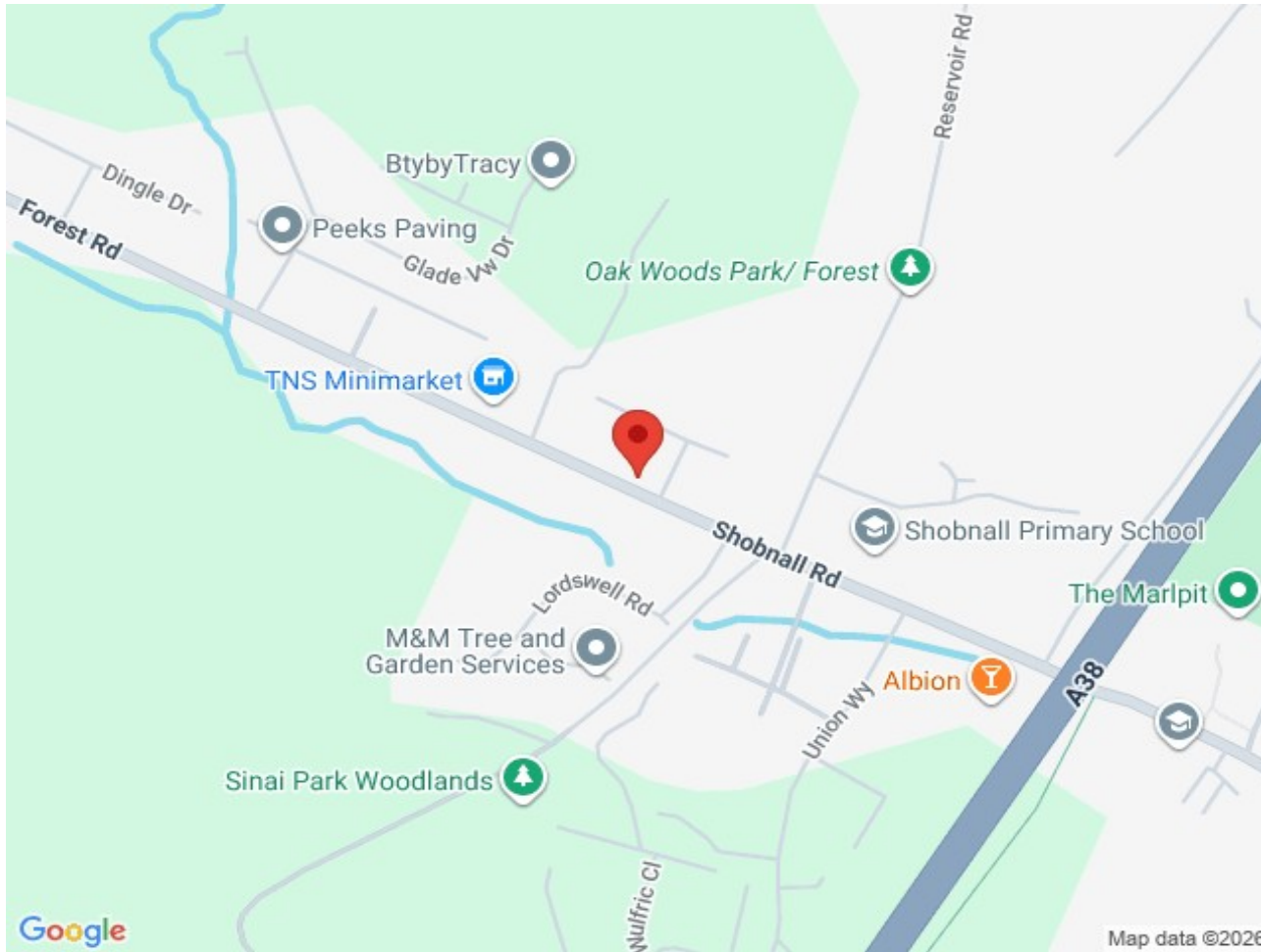


1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

