



**WOODS LANE, BURTON-ON-TRENT**  
PRICE £140,000  
2 BEDROOM | 1 BATHROOM | 2 RECEPTION



## WELCOME TO WOODS LANE

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PERIOD TERRACE HOME WITH GENEROUS REAR GARDEN – Offered for sale with no onward chain, this period mid-terraced home boasts generous room proportions and exciting potential. Situated in the well-regarded location of Woods Lane, Stapenhill, the property presents an excellent opportunity for first-time buyers or investors seeking a well-located home with scope to personalise.

The accommodation comprises a lounge, dining room, kitchen, downstairs WC and lean-to porch. To the first floor, a passaged landing leads to two spacious double bedrooms and a dressing room, which provides access to a bathroom fitted with a white three-piece suite.

Externally, the property benefits from a sizeable rear garden with brick-built outbuildings, further enhancing its appeal and offering outdoor space rarely found at this price point.

## THE DETAIL

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### The Detail

The accommodation is arranged over two floors and retains a traditional layout well suited to modern living. The ground floor opens into a front reception room with period detailing including coving and ceiling rose, flowing through to a second reception room with feature fireplace and staircase rising to the first floor.

To the rear, the kitchen is fitted with a range of base and wall units, offering space for appliances and housing the Worcester Bosch boiler. Beyond is a useful lobby area with access to a ground floor cloakroom and a small lean-to rear porch providing direct access to the garden.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom spanning the full width of the property. A separate dressing room or study area leads through to the bathroom, creating a practical and versatile arrangement.

The rear garden is a true feature and is generous in length and includes brick-built storage outbuildings, with access via a shared entry. The garden offers generous lawned areas and paved patios.





#### The Location

Woods Lane sits within the established and popular suburb of Stapenhill, an area known for its strong sense of community and everyday convenience. Just a short stroll away you will find local essentials including the Co-op, post office and café, pharmacy, doctors' surgery and independent shops that support daily life with ease.

For outdoor enjoyment, the nearby River Trent and its surrounding green spaces provide pleasant walking routes and open areas to unwind. Burton town centre is only a short drive away, offering a wider selection of retail, supermarkets, restaurants and leisure facilities, while regular bus services connect through to both Burton and Swadlincote. The area strikes a comfortable balance between accessibility and neighbourhood charm, making it consistently popular with buyers.

#### AML Verification:

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





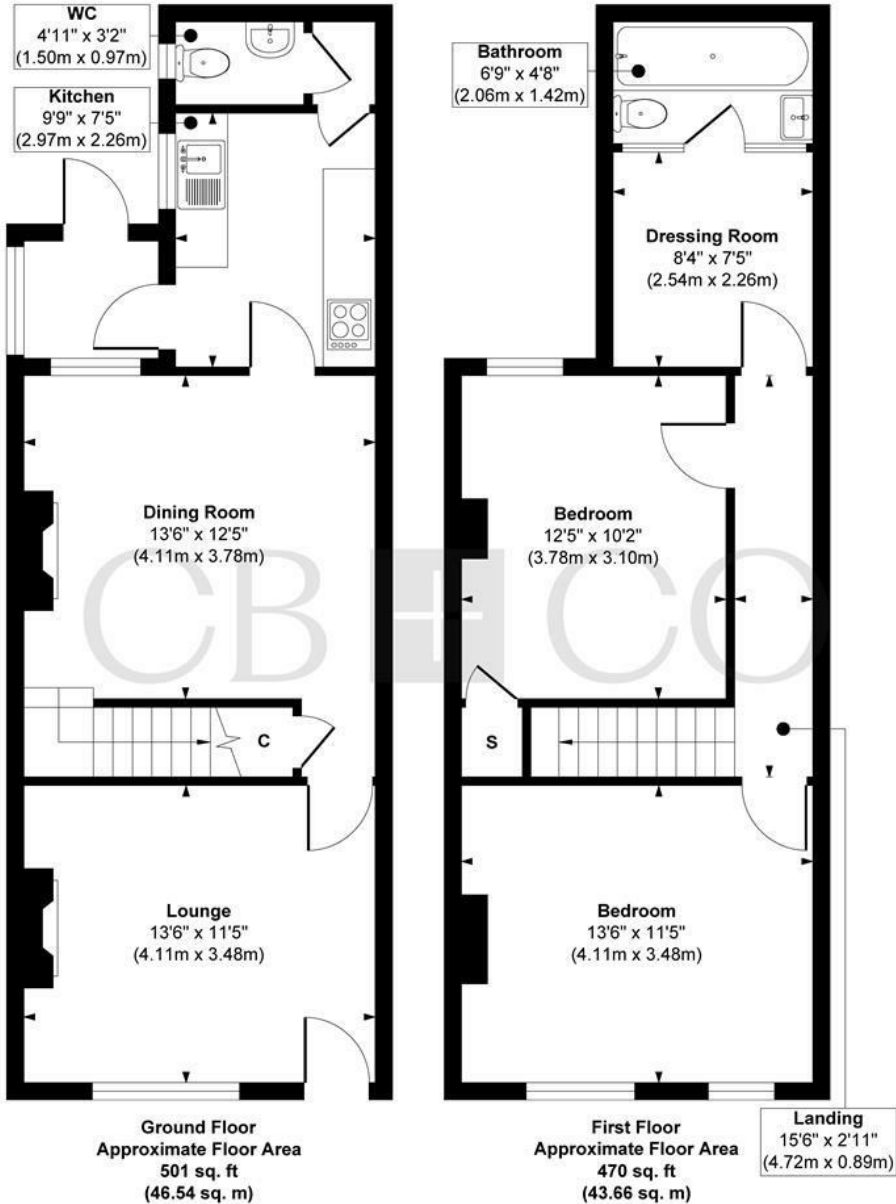








# Woods Lane, Stapenhill, Burton-on-Trent



**Approx. Gross Internal Floor Area 971 sq. ft / 90.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

971.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Period Mid Terraced Home with Exciting Potential
- Generous Mature Rear Garden with Outbuildings
- Ideal for First Time Buyer or Investor
- Exciting Potential for Cosmetic Updating & Modernisation
- Gas Central Heating & Double Glazing
- Two Generous Reception Rooms - Lounge & Dining Room
- Fitted Kitchen, WC & Lean To Rear Porch
- Two Double Bedrooms, Dressing Room & Bathroom
- Close to Excellent Local Shops & Amenities
- No Chain Involved

## DARLEY ABBEY MILLS

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### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

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### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

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