



Henhurst Hill  
Burton-On-Trent

burchell  
edwards

# Henhurst Hill Burton-On-Trent DE13 9SZ

for sale guide price  
**£270,000**



## Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home. The property is situated on a lovely road in the Henhurst area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with an extended driveway providing multiple off road parking spaces as well as access to the garage. As well as the driveway, you will find a great sized front garden pushing the property away from the pavement for enhanced privacy. The property itself is finished to a tidy standard throughout and offers a spacious downstairs comprising of: a living room to the front of the property, an additional reception room running a great length currently acting as a family/dining room, a functioning kitchen, a handy utility room as well a downstairs W/C. On the first floor of the property you are greeted to a landing which grants access to: two great sized, double bedrooms, a single bedroom as well as the property's bathroom. Finishing off the inside of the property, you will find an additional attic room located on the top floor completing this spacious house. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. Running a great length and offering untapped potential, this rear garden is ideal for families. Viewing of this lovely property is essential.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be

required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Carpet flooring, central heating radiator, pendant light, storage cupboard.

## Downstairs W/C

Tiled flooring, window to side elevation, pendant light, low level flush W/C, hand wash basin.

## Living Room

Carpet flooring, window to front elevation, central heating radiator, pendant light.

## Family Room/Dining Room

Carpet flooring, central heating radiator, sliding doors leading to rear garden, pendant light, wall light x2.

## Kitchen

Tiled flooring, door to rear garden, window to

rear elevation, cupboards over counters, pendant light, integrated oven & hobs, stainless steel sink & drainer.

## Utility Room

Tiled flooring, window to rear elevation, pendant light, stainless steel sink & drainer, plumbing for washer, boiler location.

## Bedroom One

Carpet flooring, window to rear elevation, central heating radiator, pendant light, built in wardrobe, access to attic room.

## Bedroom Two

Carpet flooring, window to front elevation, pendant light, central heating radiator

## Bedroom Three

Pendant light, window to front elevation.

## Attic Room

Wooden flooring, pendant light.

## Family Bathroom

Tiled flooring, pendant light, window to rear elevation, storage cupboard, central heating radiator, low level flush W/C, hand wash basin, shower over bath.

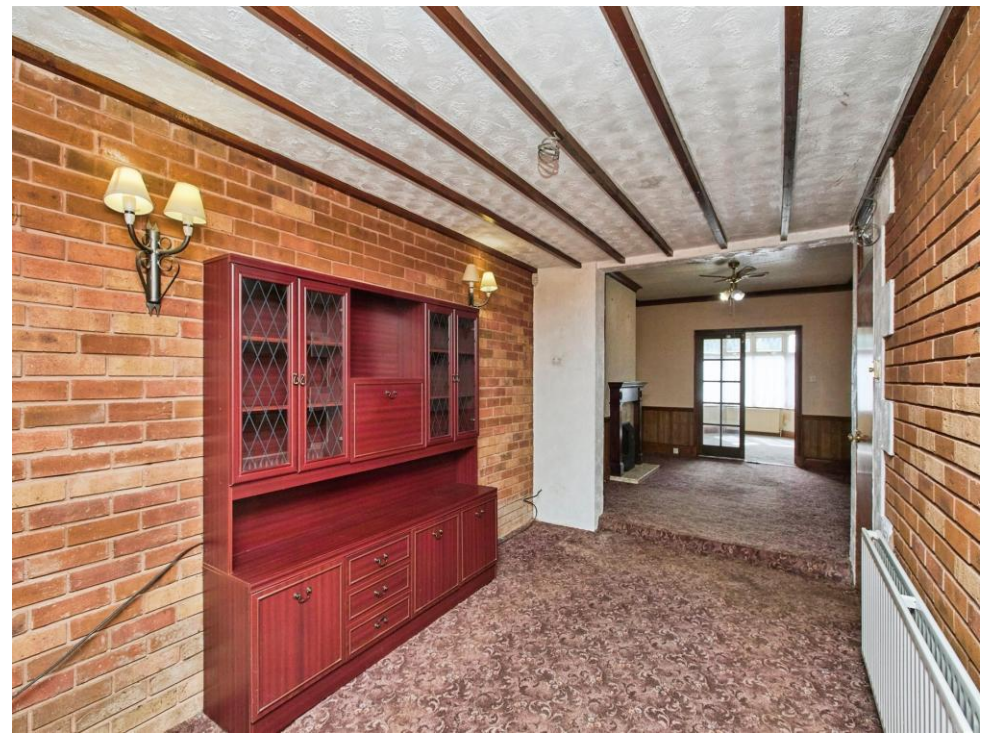
## Front Garden

Extended driveway providing off road parking for multiple vehicles, access to garage, lawn area.

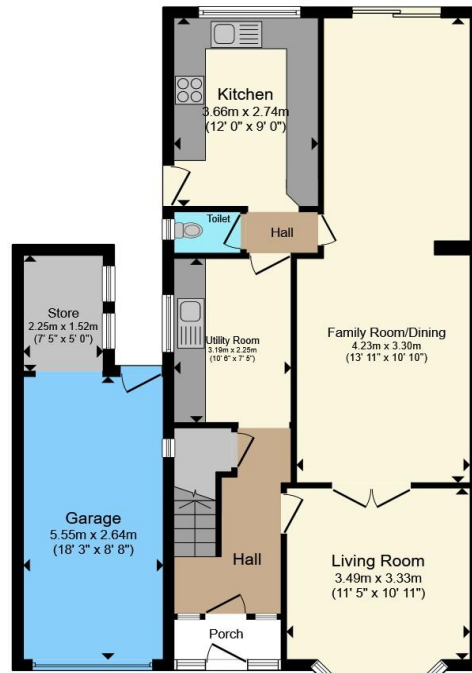
## Rear Garden

Enclosed rear garden, high level of privacy, runs an outstanding length, untapped potential, large lawn area, patio slabbed seating area.





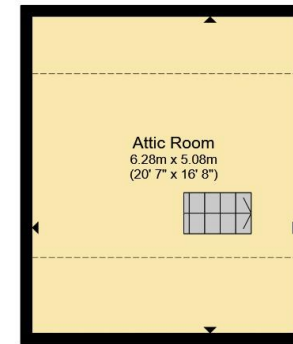




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 163.2 m<sup>2</sup> (1,756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
BURTON-ON-TRENT DE14 1AN

EPC Rating: Awaited  
Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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