



Woods Lane, Stapenhill,
Burton-on-Trent



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£220,000



Key Features

- Exceptional Terraced Home
- Prime Residential Location
- Close To Shops & Facilities
- 1.25 miles from Burton Town Centre
- Off Road Parking
- Enclosed Low Maintenance Rear Garden
- EPC rating D
- Freehold





A very impressive mid terraced family home in this well regarded and popular residential location. Situated close to shops and facilities the property offers impressive and very well appointed accommodation with the benefit of an extension to the rear. In brief the accommodation comprises: - entrance hall, lounge, good sized breakfast kitchen with built-in appliances, utility room/guest cloak room and on the first floor a landing leads to three good sized bedrooms and a well appointed bathroom. Externally there is ample off road parking to the front and to the rear is a low maintenance enclosed garden with a substantial shed/man cave.

Accommodation In Detail

Part glazed resin entrance door opening into:

Reception Hall

having staircase rising to first floor and part glazed door leading through to:

Lounge 4.37m x 3.62m (14'4" x 11'11")

having ceramic tiled hearth with wooden lintel over, window to front elevation, one central heating radiator and part glazed door leading to:

Breakfast Kitchen 5.82m x 3.26m (19'1" x 10'8")

having resin sink with mixer tap set into a wood effect worktop with complementary surrounds, four ring ceramic hob with extractor canopy over, ample range of base cupboards and drawers, matching wall mounted units including two glass fronted cabinets, under cupboard lighting, recessed ceiling lights, wood effect laminate flooring, pair of Upvc patio doors opening out to rear garden, underfloor heating and two sky lights.

U:tility Room/Cloak Room

having wc with concealed cistern, wood effect flooring, ladder style radiator, built-in cupboard housing central heating boiler, further cupboard housing plumbing for washing machine,

stainless steel sink with mixer tap set into wood effect worktop with complementary surrounds, wall mounted cupboard, tiling to walls and window to rear elevation.

On The First Floor

Landing

having one central heating radiator, recessed ceiling lights and built-in airing cupboard.

Bedroom One 3.51m x 3.01m (11'6" x 9'11")

having window to front elevation, one central heating radiator and recess overstairs for wardrobe.

Bedroom Two 2.43m x 3.19m (8'0" x 10'6")

having one central heating radiator and window to rear elevation.

Bedroom Three 2.95m x 2.45m (9'8" x 8'0")

having one central heating radiator and window to rear elevation.

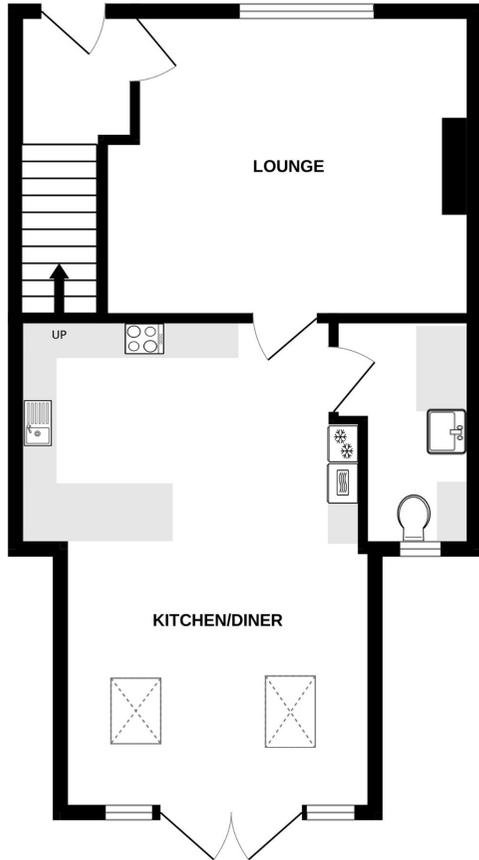
Bathroom

having shaped bath with shower and hand held shower together with glazed side screen, wc with concealed cistern, wash basin set into vanity unit with cupboards under, tiling to walls, recessed ceiling lights and window to front elevation.

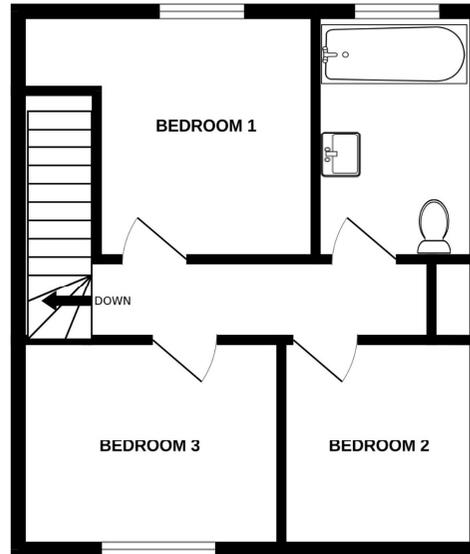
Outside

To the front of the home is a substantial paved parking area with steps leading up to an artificial lawned area, pedestrian access to the rear garden and further steps lead to the front door. To the rear is a patio area and steps to a artificial lawned garden area with low maintenance borders, to the rear of the garden is a substantial shed/man cave.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

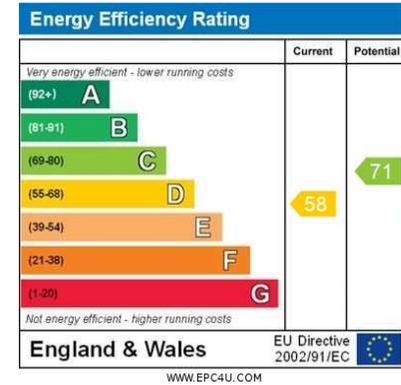
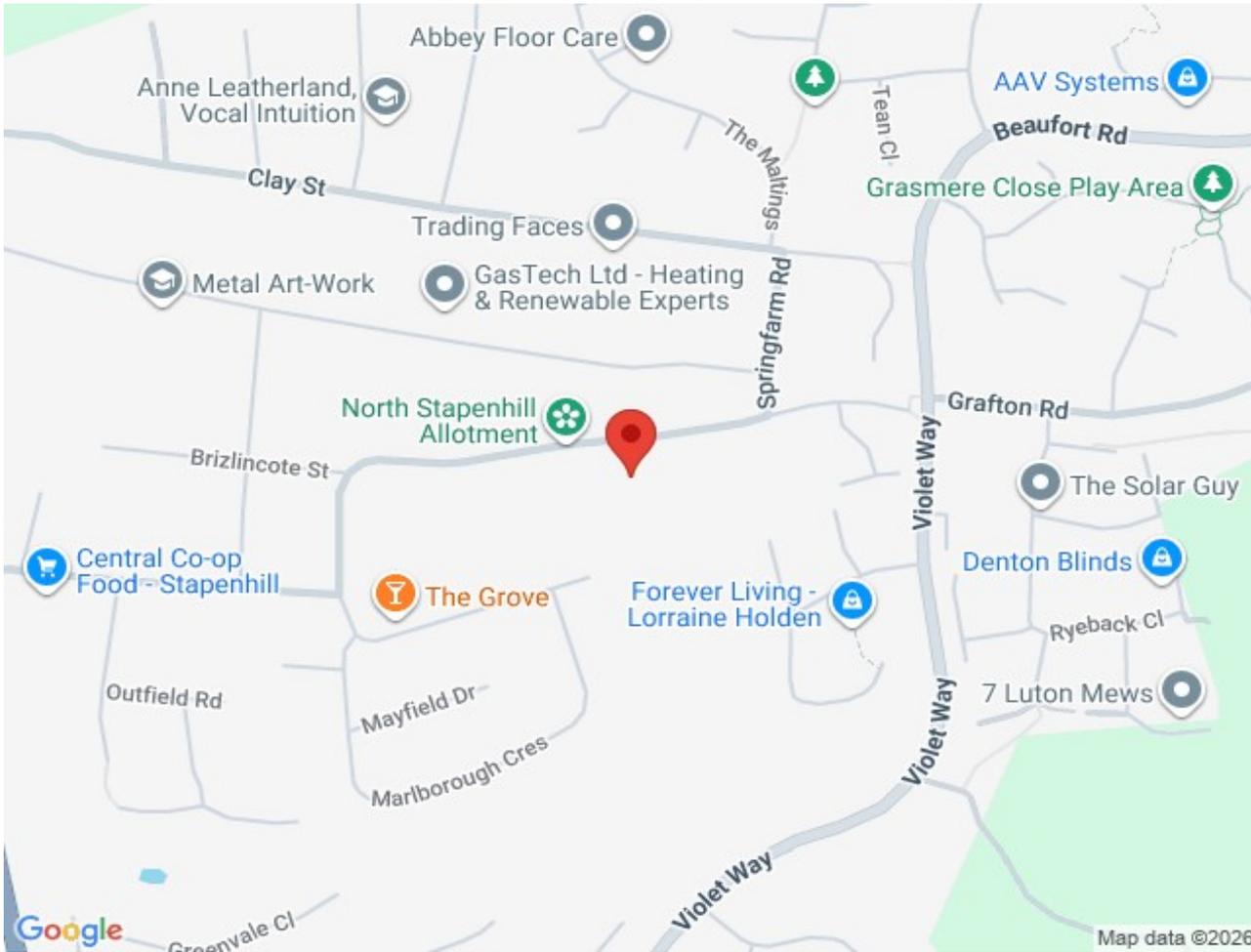


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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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.

