

# Henhurst Hill

Burton-on-Trent, DE13 9SU

John  
German



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Asking Price Of £260,000

A fantastic opportunity to acquire a three-bedroom 1930s semi-detached property situated in the ever-popular Henhurst Hill area of Burton-on-Trent. Requiring modernisation throughout, this property offers an exciting opportunity for a purchaser looking for a project and a home they can transform to their own taste and requirements.

The property is approached via a generous driveway, providing ample off-road parking and leading to a detached garage, with a front garden adding to the property's kerb appeal.

On entering, the property offers an entrance porch leading into a welcoming entrance hallway, providing access to the principal reception rooms and staircase rising to the first floor. There is useful under-stairs storage providing practical storage for a family home.

The living room is a well-proportioned reception room featuring a charming bay window to the front, whilst the second reception/dining room provides further versatile living space and could be utilised as a formal dining room, family room or additional sitting room.

To the rear is the kitchen, which provides access through to the conservatory. The conservatory enjoys views and access towards the rear garden, offering the potential to create a lovely connection between the internal and external living spaces.

To the first floor are three bedrooms. The two principal bedrooms are both generous doubles and each benefits from fitted wardrobes/storage, providing excellent bedroom accommodation and useful additional storage. The third bedroom is a single room, but offers excellent versatility and would also make an ideal nursery, home office or study. Completing the first floor is the family bathroom, comprising a shower, WC and hand wash basin.

Externally, the property really comes into its own. To the front is a front garden and generous driveway leading to garage, whilst the rear garden is particularly impressive in size, extending to a lengthy plot and backing onto open fields, creating a wonderful rural outlook and a feeling of space rarely found so close to town. The garden offers plenty of scope for landscaping, entertaining and family use, whilst also providing considerable potential for future improvement.

For those looking to create their ideal home, the property offers excellent scope for extension and alteration, subject to the necessary planning permissions and consents. Whether modernised sympathetically to retain its 1930s character or transformed into a contemporary family home, this is a property with plenty of possibilities.

Henhurst Hill is a well-regarded residential area on the outskirts of Burton-on-Trent, offering a convenient balance of countryside, local amenities and excellent transport links. There are a number of schools nearby, including Henhurst Ridge Primary Academy, with Burton town centre providing a wider range of shops, supermarkets, restaurants, leisure facilities and everyday amenities.

Offered for sale with no upward chain, this is an excellent opportunity to acquire a substantial 1930s home in a sought-after location, with generous accommodation, a large rear garden backing onto fields, detached garage, ample parking and significant potential for modernisation and extension.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

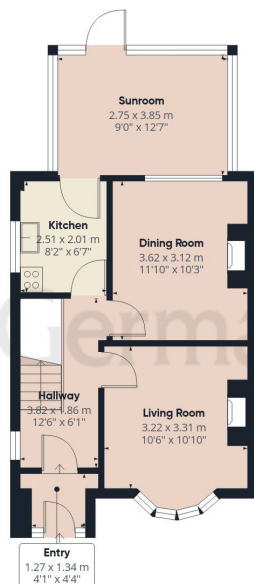
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA25082026

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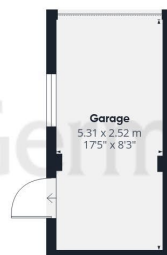




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

92.5 m<sup>2</sup>

993 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

AWAITING EPC MEDIA



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