



**\*\* Modern Semi Detached \*\* Conservatory \*\* No Upward Chain \*\* Two Bedrooms \*\***

A well-presented modern semi-detached home situated within the popular Cloisters development in Stapenhill, conveniently located for the River Trent Washlands and pleasant walks into Burton town centre across the Ferry Bridge.

The property offers a front porch, lounge, open-plan kitchen diner and a delightful spacious conservatory. The first floor provides two bedrooms and a fitted bathroom, together with driveway, single garage and low-maintenance rear garden.

Offered for sale with no upward chain and immediate vacant possession, making it an ideal first-time purchase or investment opportunity.

## The Accommodation

Situated within the ever-popular Cloisters development in Stapenhill, this charming modern semi-detached home occupies a desirable residential position, conveniently placed for the nearby River Trent Washlands and delightful walks across the Ferry Bridge into Burton town centre. Set back from the road behind a front lawn garden, the property benefits from a driveway providing off-road parking and leading to a single garage.

The accommodation begins with a UPVC double-glazed side entrance door opening into an entrance porch, having a UPVC double-glazed window and a further UPVC double-glazed door leading through into the main living space. Positioned on the front elevation, the lounge is a welcoming reception room with a window to the front aspect, double radiator, staircase rising to the first floor, and open-plan access through to the kitchen diner.

The kitchen diner is fitted with a range of base cupboards and drawers with matching eye-level wall units, together with freestanding cooker space with gas point, space for a fridge freezer and plumbing/appliance space for a washing machine. A concealed gas-fired combination boiler supplies the domestic hot water and central heating system. The room also benefits from a single radiator and UPVC double-glazed window and door leading through into the conservatory.

The UPVC double-glazed conservatory provides a pleasant additional reception area overlooking the rear garden, with laminate flooring and French patio doors opening out onto the garden patio.

To the first floor, the landing has a double-glazed window to the side elevation, access to the loft space, and doors leading off to the bedrooms and bathroom. The principal bedroom is positioned on the front elevation and benefits from UPVC double-glazed windows, a built-in wardrobe, additional storage cupboard and single radiator. The second bedroom is located on the rear aspect, enjoying a pleasant outlook over the garden, and also has a radiator. The bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panel bath with electric shower over, complemented by a heated towel rail and UPVC double-glazed window.

Outside, the property enjoys a driveway leading to single garage and side gated access leading to the enclosed rear garden. Designed for ease of maintenance, the rear garden is mainly patio in style and offers a good degree of privacy.

Offered for sale with no upward chain and immediate vacant possession, this appealing home is sure to be of interest to first-time buyers, downsizers and investors alike.

Viewings are strictly by appointment only.

### Porch

### Lounge

12'1 x 12'0

### Kitchen Diner

12'0 x 7'11



Conservatory  
13'0 x 10'8

Bedroom One  
10'9 x 10'0 max

Bedroom Two  
9'3 x 5'11

Bathroom  
5'10 x 5'4

Driveway, Garage & Garden

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed:

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

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

Useful Websites:

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

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

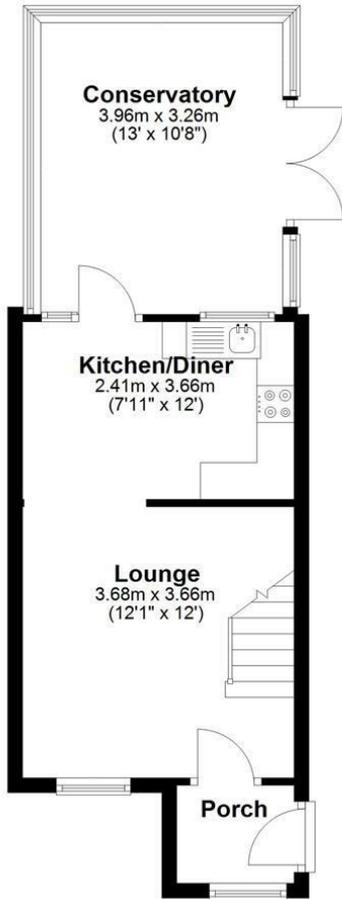
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

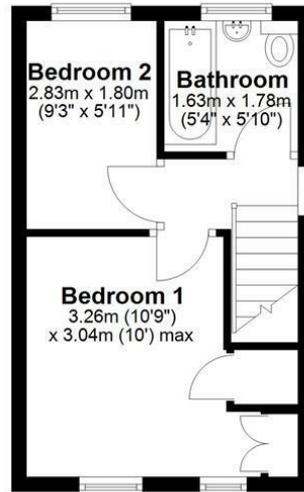
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### Ground Floor



### First Floor



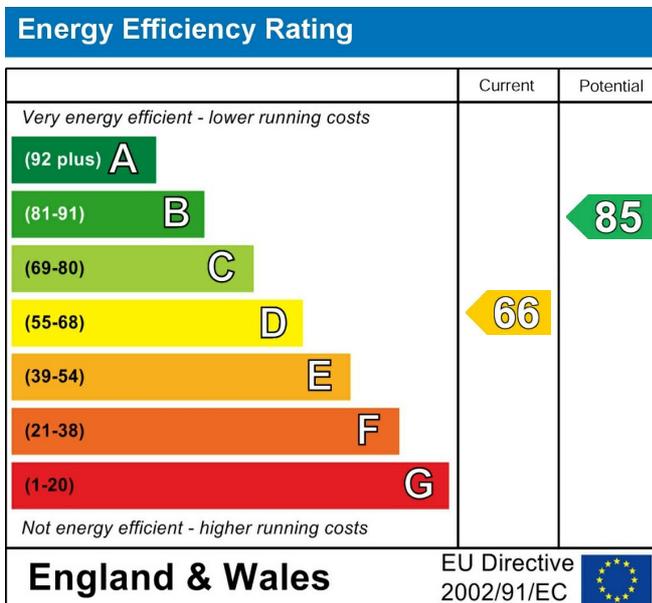
NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



This Brochure consists of 6 pages, please ensure you have read all pages before proceeding with your proposed purchase.

Council Tax Band B

Freehold



## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>