



Bearwood Hill Road, Burton-On-Trent, DE15 0JR

Nicholas
Humphreys

£140,000

**** Mid Terrace ** No Chain ** Two Double Bedrooms ****

Offered for sale with no upper chain and immediate vacant possession, this traditional mid-terrace home represents an ideal first-time purchase or investment opportunity. Benefiting from uPVC double glazing and gas central heating, the accommodation includes a front lounge with feature fireplace, separate dining room and a fitted kitchen with access to the rear garden.

To the first floor are two well-proportioned double bedrooms and a bathroom fitted with a three-piece white suite. Outside, a shared side entry leads to an established rear garden with patio and lawn. Conveniently located in the heart of Winshill, within walking distance of the Trent Washlands and offering easy access to Burton town centre. Viewing is strictly by appointment only.



The Accommodation

A traditional mid-terrace property offered for sale with no upper chain and immediate vacant possession, making it an ideal first-time purchase or investment opportunity. The home benefits from uPVC double glazing and gas centrally heated accommodation throughout.

The property opens with a uPVC front entrance door leading directly into the lounge, positioned across the front aspect and featuring a character fireplace, double radiator and an oak internal door providing access through to the separate dining room. The dining room enjoys a uPVC double-glazed window, double radiator, a useful below-stairs storage cupboard and a staircase rising off to the first-floor accommodation.

Concluding the ground floor and positioned to the rear of the home is the kitchen, which offers a stainless steel sink unit set into preparation work surfaces with base cupboards and drawers, matching eye-level wall units, an oven with four-ring gas hob and extractor hood above, along with freestanding appliance spaces. A uPVC double-glazed window and rear door provide access out to the garden.

The first-floor accommodation takes advantage of the entry below the property, creating well-proportioned rooms throughout. The principal double bedroom is positioned across the front elevation with a uPVC double-glazed window and radiator, whilst the second double bedroom overlooks the rear of the property. The bathroom is fitted with a three-piece white suite comprising a low-level WC, hand wash basin and panelled bath with mixer shower attachment over, along with a radiator and uPVC double-glazed window. An airing cupboard houses the gas-fired combination boiler supplying the domestic hot water and central heating system.

Outside, a shared side entry leads through to the established rear garden, which offers a block-paved patio area and lawn, providing an enjoyable outdoor space.

The property is offered with no upper chain and immediate vacant possession. All viewings are strictly by appointment only. Conveniently located in the heart of Winshill, the home is within walking distance of the Trent Washlands and provides easy access to Burton town centre and local amenities.

Property construction: Standard

Parking: none

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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

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.

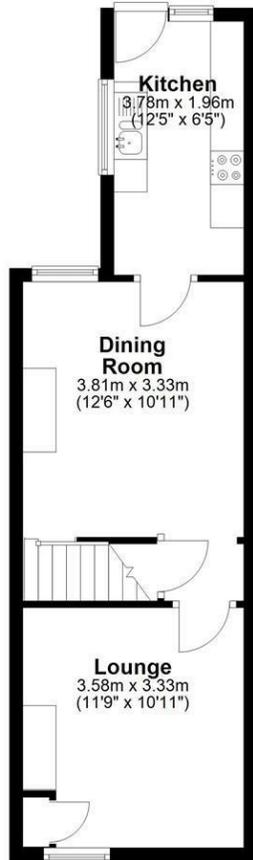
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change





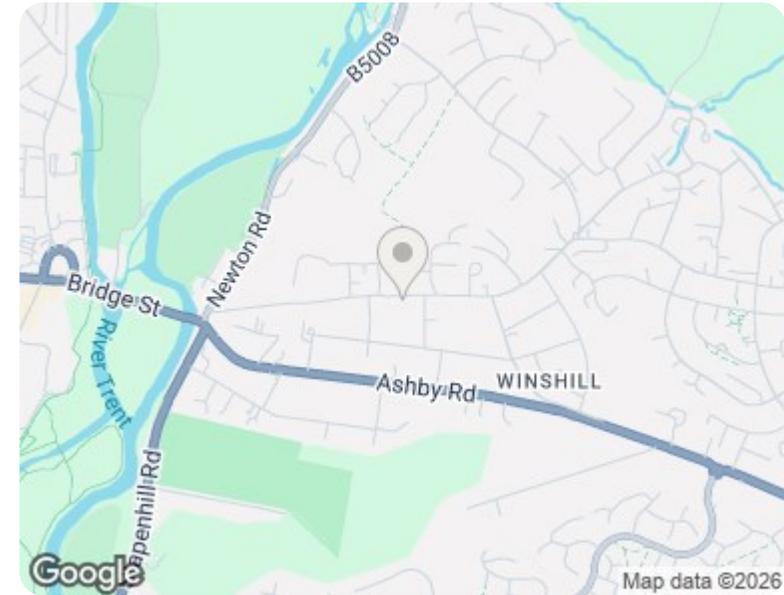
Ground Floor



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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>

01283 528020

NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN