



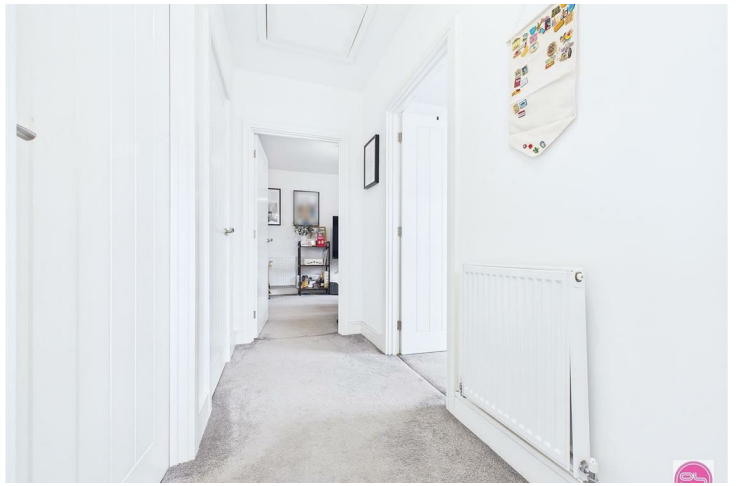


Magpie Close, Burton-On-Trent, DE14 3HR

£121,600

Open House
estate agents





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£121,600

A well-presented and surprisingly spacious first floor maisonette, offering open plan living, a generous double bedroom, a private rear garden and two allocated parking spaces. Situated on a popular modern development in Branston, this property is ideal for first-time buyers, or those looking for a low-maintenance home with outdoor space.

This attractive first floor maisonette is set within a modern and well-regarded residential development in Branston, offering comfortable and well-proportioned accommodation throughout. The property has been maintained to a high standard and provides a practical layout that makes excellent use of the available space.

The heart of the home is the open plan kitchen and living area, which offers plenty of room for both lounge furniture and a dining area, creating a versatile and sociable living space. The kitchen is fitted with a range of modern units, complementary work surfaces and integrated appliances, making it ideal for everyday living and entertaining alike.

The bedroom is a generous double room, comfortably accommodating a full range of bedroom furniture while still retaining a bright and airy feel. The bathroom is finished in a modern style, featuring a contemporary suite with bath and shower over, wash hand basin and WC, complemented by tiled walls and flooring.

Externally, the property benefits from its own private and enclosed rear garden, providing a great space for outdoor seating, entertaining, or simply enjoying













some fresh air. In addition, there are two allocated car parking spaces, adding real convenience for both residents and visitors.

Located in Branston, the property is well placed for local amenities, transport links and access into Burton upon Trent, making this an excellent choice for those seeking a modern, low-maintenance home in a popular area.

Room Measurements and Details
Landing – 3.16m x 1.22m (10'4" x 4'0")
Providing access to all principal rooms, with neutral décor and carpeted flooring, creating a welcoming and practical entrance space.

Kitchen / Living Area – 3.11m x 7.54m (10'2" x 24'8")
A spacious open plan room offering areas for both living and dining. The kitchen is fitted with a range of modern wall and base units, work surfaces, integrated fridge freezer, oven and hob, extractor, sink and space for dishwasher and washing machine. The living area provides ample room for sofa and media furniture, with windows allowing in plenty of natural light. A dining table would also fit in the space available if required.

Bedroom – 4.09m x 2.96m (13'5" x 9'8")
An especially generous double bedroom with space for wardrobes and additional furniture, finished in neutral tones and benefiting from a bright and airy feel.

Bathroom – 2.63m x 2.98m (8'7" x 9'9")
A spacious and modern bathroom fitted with a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and a window for natural light.

Outside
The property benefits from a private, enclosed rear garden set slightly away from the apartment, laid mainly to lawn with a patio area and shed, ideal for outdoor seating and entertaining. There are also two allocated parking spaces, providing convenient off-road parking.

Eligibility
This property is being sold 20% under market value and is only available to buyers meeting the Affordable Housing Eligibility Criteria. Applicants must have a combined household income not exceeding £60,000 per annum, capital savings of less than £20,000, and demonstrate a local connection to East Staffordshire. The property must also be occupied as the buyer's sole residence. Further details are available upon request. The properties affordable housing status will remain in place for futures sales.

Additional Information
• Tenure: Leasehold
• Council Tax Band: A
• EPC Rating: B
• Local Authority Area: East Staffordshire

There is a small service charge, we await the figure from the vendor.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

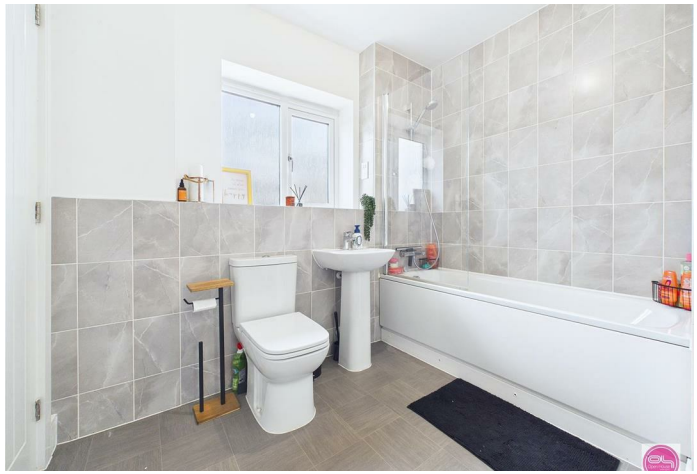
Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working

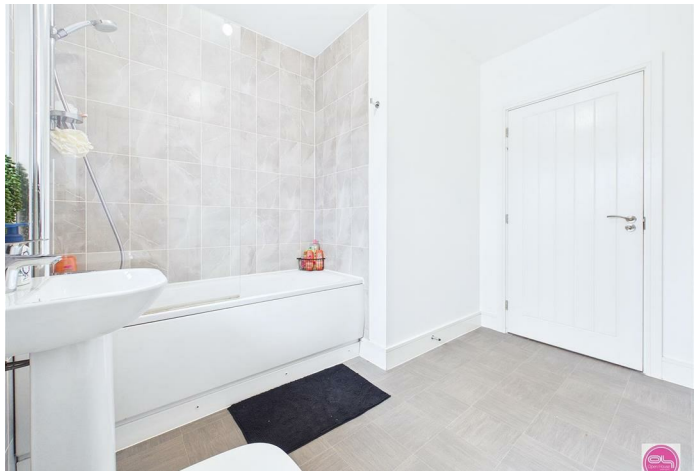












order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1

GLA[1]

62.12 m²

668.69 ft²

Total

62.12 m²

668.69 ft²

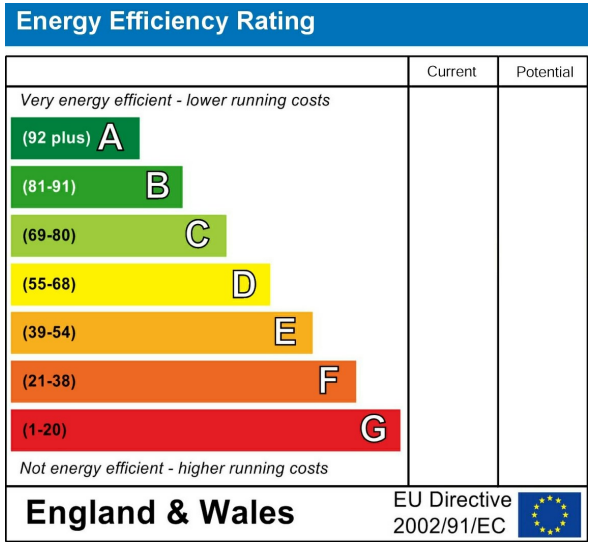
(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY
East staffodrshire

TENURE
Leasehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- AFFORDABLE HOUSING OPPORTUNITY - ESPECIALLY SPACIOUS 668sqft APARTMENT
- PRIVATE, ENCLOSED GARDEN
- ESPECIALLY SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN AND LIVING AREA
- GENEROUS DOUBLE BEDROOM
- MODERN, WELL-APPOINTED BATHROOM
- TWO ALLOCATED CAR PARKING SPACES
- POPULAR MODERN DEVELOPMENT IN BRANSTON
- PERFECT FIRST-TIME BUY



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