

Laburnum Road

Stapenhill, Burton-on-Trent, DE15 9QQ



A traditional semi detached in a popular residential location, ready for modernisation and perfect for a buyer seeking something to put their own stamp on. With drive, carport, three bedrooms, good size rear garden.

£170,000



John German

Perfect for a buyer searching for a project and house to modernise and renovate in their own style, is this traditional semi detached in a popular location. Handily situated just a few minutes' drive from Burton-on-Trent town centre.

With a driveway to front and carport to side, the front door opens into the hallway with staircase off to first floor and door into a good sized lounge/dining room.

The lounge/diner has a firesurround providing the focal point patio and doors opening into a lean-to conservatory.

The kitchen is equipped with a range of base and eye level units with work surfaces over, space for appliances and window framing views across the rear garden. A door leads to a useful rear hall where there is a storage cupboard and a door to a ground floor shower room. A second door opens out into an enclosed carport with an up and over front entrance door and personal door to the rear garden.

To the first floor, the landing has a storage/airing cupboard and doors leading off to three bedrooms. All bedrooms share a main family bathroom.

The garden to the rear is generous in its proportion with shaped lawns, well established borders, two timber sheds and a greenhouse.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

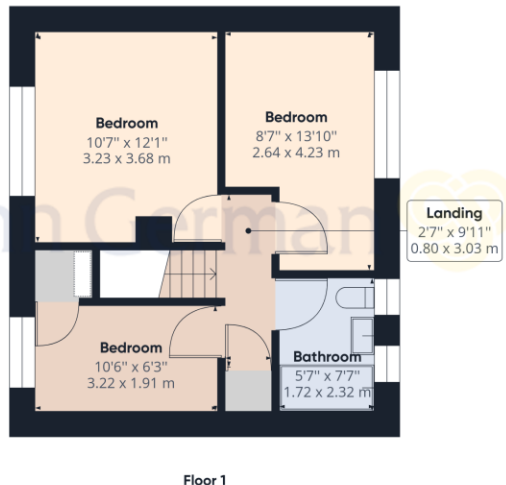
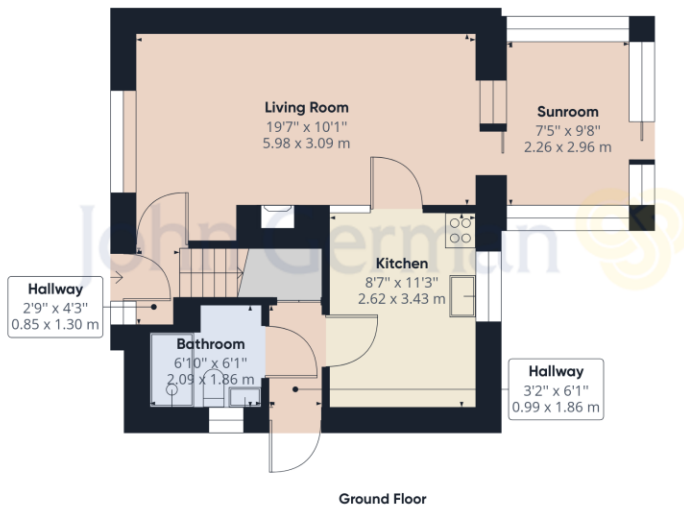
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/11072023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



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Approximate total area⁽¹⁾
879.86 ft²
81.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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