

Dalebrook Road

Winshill, Burton-on-Trent, DE15 0AD



**FOR SALE BY AUCTION THURSDAY 30TH
NOVEMBER**

This detached split level bungalow stands on a substantial plot, ready for modernisation and for a buyer to put their stamp on. Ideal for investors, developers and those seeking a project opportunity in a well sought after residential location, offering tremendous scope and potential.

Auction Guide Price £140,000

John German 

Situated in a popular residential area on the borders of the town with countryside aspect, is this detached split level bungalow standing on a substantial corner plot with a huge front garden, enclosed rear garden and driveway to rear with a detached prefab garage.

The property itself is at a point where its ready for modernisation and improvement and offers a perfect opportunity for those seeking a project and developers and investors.

The front entrance door opens into a spacious hallway with a few steps leading up to a fitted kitchen which is equipped with a range of base and eye level units with work surfaces over, wall mounted combi boiler and window framing views to front. A door leads through to the lounge with fire surround and patio doors opening into the conservatory.

Off the hallway, a few steps down leads into a further portion on hallway with access off to two good size bedrooms and a shower room, with shower cubicle, pedestal wash hand basin and WC. The master bedroom has the benefit of fitted wardrobes providing useful storage.

Outside, the property has a large lawned front garden with paved path to the front entrance door. The rear garden is again laid mainly to lawn and also to the rear of the property is a driveway leading to a detached prefab garage with an up and over front entrance door.

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/26092023

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

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide. The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

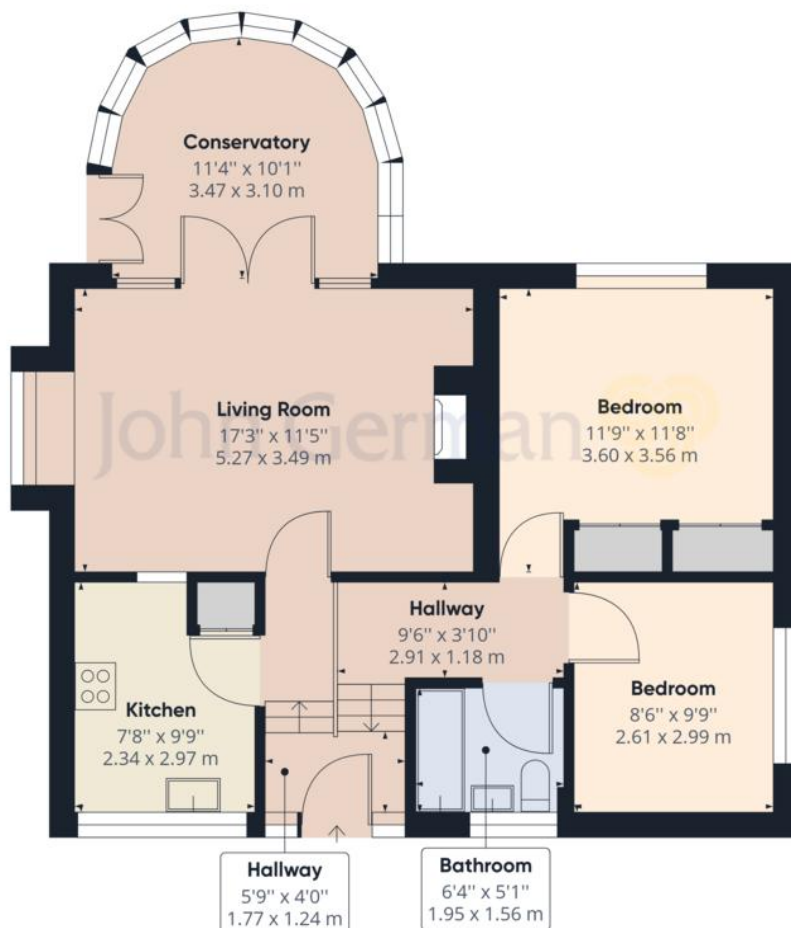
Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



John German

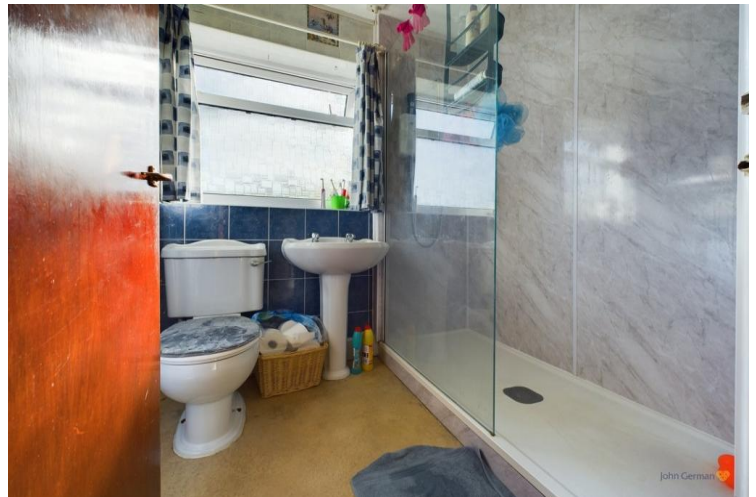
Approximate total area⁽¹⁾

733.80 ft²
68.17 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent