

# Spring Terrace Road

Stapenhill, Burton-on-Trent, DE15 9DU



A period home of substantial proportions in a handy location with high ceilings and character on display throughout. It has three reception rooms, a fitted breakfast kitchen, two large double bedrooms, an occasional bedroom and a substantial family bathroom.

NO UPWARD CHAIN

£265,000

John German

Situated in a sought after part of Stapenhill popular for its character properties is this traditional terraced home offering an abundance of space plus charm and character throughout. It is perfect for a buyer seeking something to put their own stamp on and conveniently situated for schools of all ages doseby, a useful Co-Op store just around the corner and also within walking distance of riverside walks at Stapenhill Gardens.

Set behind a block paved frontage providing off road parking with a front entrance door opening into a grand reception hallway with staircase off to the first floor having a door beneath down to a useful cellar.

The first of the reception rooms is a light and spacious lounge with deep bay window framing views to the front and a fire surround providing the focal point. Along the hall is a good sized dining room that could be utilised as a separate sitting room, with window overlooking the rear.

Further down the hall are doors to a guest's cloakroom and rear canopy porch.

The breakfast kitchen is equipped with an extensive range of base and eye level units with contrasting worktops over, an inset sink and drainer, integral dishwasher and we understand the range style cooker is also to be included in the sale. From here a door leads to a further reception room with windows to either side and access to a useful utility room with additional appliance space plus window and door to the rear garden.

Climb the stairs to the first floor with a slightly unconventional layout - the highlight of the first floor is an amazing master bedroom that is substantial in its proportions having a high ceiling and fitted wardrobes a cross one wall, a front facing window and character fire surround.

Along the landing is a generous family bathroom having a bath, shower cubide, pedestal wash hand basin and window to the rear. There is a separate WC off the landing plus a storage cupboard.

Further along is a double bedroom with a window to the side having a door into an occasional bedroom with fitted storage. This layout offers the potential to be reconfigured, subject to the necessary planning and building regulations.

Outside the property has its own private entry leading to the low maintenance rear garden that has a paved terrace that continues into a pathway alongside an artificial lawn and extends to a further patio area. There are raised planting beds and at the bottom of the garden is a workshop with window and entrance door (this may need some repair).

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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

**Our Ref:** JGA/27102023

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



Floor -1



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
2031.76 ft<sup>2</sup>  
188.76 m<sup>2</sup>

(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		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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