

# Beamhill Road

Anslow, Burton-on-Trent, DE13 9QW



A traditional 1950's detached home in a popular location on a great plot offering scope for further improvement or extension (subject to planning permission). Ideally located for Anslow school and John Taylor Academy.

NO UPWARD CHAIN

£400,000

John German 

The property is set well back from the road beyond a large driveway. A recessed porch with double glazed entrance door opens into a wide reception hall having stairs off. Immediately to the front is a well proportioned dining room with a bay window. Behind this is a sitting room having a tiled fireplace and wide patio doors opening out onto the rear garden.

The kitchen/breakfast room has been extended already and is equipped with a range of base units, drawers and wall cupboards surmounted by worktops with inset 1.5 bowl sink and mixer tap. There is an eye level double oven and grill, electric hob with extractor over, integrated fridge, a walk in pantry plus further appliance space and plumbing for an automatic washing machine.

Off the kitchen a rear hall has an outer side door and access into a well equipped shower room having a tiled shower in glazed enclosure, WC, pedestal wash hand basin and tiled walls.

The first floor landing has a side window and access to the loft. The bay windowed master bedroom is situated to the front and has a range of fitted wardrobes. Double bedroom two overlooks the rear garden and bedroom three is a reasonable size having a fitted wardrobe. The bathroom has a bath in tiled surrounds with mixer tap and shower fitment plus glazed screen, pedestal wash hand basin, WC, window to the side and a fitted linen cupboard.

As previously mentioned the property is set behind a deep mature front garden with lawns and borders flanked by a long driveway providing ample off road parking and giving access to the single garage which has an up and over door, side pedestrian door and also houses the gas fired boiler for the central heating.

To the rear is an excellent sized established garden having pathways, stone walling, lawns and borders together with a raised patio at the rear and a useful timber garden shed.

**Agents notes:**

- The track that runs up the side and across the rear of the property serves a farm in the valley and will be eventually be closed off forming a landscape screen to the housing development currently taking place at the rear.
- It is not a registered Title.
- Probate has been applied for.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Broadband is not connected but is available in the locality.

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/02022024

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Ground Floor



Floor 1

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Approximate total area<sup>8</sup>  
1298.9 ft<sup>2</sup>  
120.67 m<sup>2</sup>

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.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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#### Agents' Notes

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