

# Scalpcliffe Road

Stapenhill, Burton-on-Trent, DE15 9AA



This spacious Victorian three bedroom semi detached home is ready for its new owners to put their own stamp on. With charm and character, multiple reception rooms, driveway and great sized rear garden. Located in a desirable part of Stapenhill, close to local shops, schools and great transport routes.

£230,000

John German 

As you pull up to the home, the driveway on the left hand side. The small front garden is entered through a gate and has well maintained hedges across the front.

You enter the property into the main hallway with the first reception room to the left. This generous room would make an ideal dining room or second sitting room and benefits from high ceilings, feature fire place and has access to the rear gardens through sliding doors.

The second reception room to the right hand side also benefits from large windows, high ceilings, feature fire place and built in storage. This room flows into the open plan kitchen/diner. The kitchen is a light and bright room with large windows and has a huge amount of potential. There is also a passage to the left of the kitchen that has access to the rear gardens and has storage built in.

The downstairs bathroom is located at the rear of the home and comprises bath, separate shower and wash hand basin. There is a separate WC.

The three bedrooms are located on the first floor, all are very similar in size and will easily take double beds and furniture.

The rear garden features a paved patio, lawn, vegetable patches, large shed and side access from the driveway.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

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

**Broadband type:** 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 B

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

**Our Ref:** JGA/30012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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