

Malvern Street

Stapenhill, Burton-on-Trent, DE15 9DY

John 
German





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£495,000

Standing on a 0.31 acre plot is this fantastic investment opportunity, perfect for those seeking a project and ideal for multi generational living including a substantial 1735 sq.ft detached bungalow ready for modernisation accompanied by a detached two bedroom, two reception room, two bathroom annex.



Situated in a sought after part of the town renowned for its character properties is this substantial detached bungalow accompanied by a spacious two bedroom detached annex offering the potential for a variety of uses. The bungalow is generous in size and offers a flexible layout offering up to five reception rooms on the ground floor all available to be used for bedrooms if needed along with two double first floor bedrooms.

Fronting onto Malvern Street with the added advantage of gated access to a large driveway via Clay Street. The property would be perfect for investors looking to modernise and improve also with the scope and potential to extend, subject to the necessary planning permission and building regulations.

The location is handy for schools of all ages together with nearby Stapenhill Gardens with its riverside walks and only a short drive to Burton's town centre.

A canopy porch has a front entrance door into the substantial reception hall with wood flooring and stairs leading off. To the front are two light and spacious reception rooms both featuring deep curved bay windows pouring in plenty of natural light. Along the hall on your left is a further reception room with a focal point fire surround and a deep bay window overlooking the side.

Opposite are two bedrooms, both of which offer the potential to be used as further reception rooms if required and are conveniently placed for the shower room having a suite comprising shower, pedestal wash hand basin, WC and fitted storage cupboard.

Lying at the heart of the bungalow is a spacious breakfast kitchen equipped with a range of base and eye level units with work surfaces over, space for appliances, ample space for a dining table and a window to the side. A door leads into a conservatory enjoying views over the rear garden and also having a useful outhouse/store.

Off the hall, stairs rise to the first floor where there are two good sized double bedrooms both having en suite bathrooms.

The bungalow has the unique addition of a spacious annex of 894 sq.ft that would suit a variety of uses. On the ground floor it features a living room with French doors to a deck and stairs down to a light and spacious reception room also with access to decking. In addition it has a wet room, kitchen and a large store/utility room. A hall has stairs to two first floor bedrooms sharing a bathroom (ready for updating).

There are pretty lawned gardens surrounding the property and various planted beds and borders. A large expansive driveway provides plenty of parking accessed by gates off Clay Street and there is useful pedestrian access to Malvern Street.

Note: The property is in a conservation area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off road parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(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/>

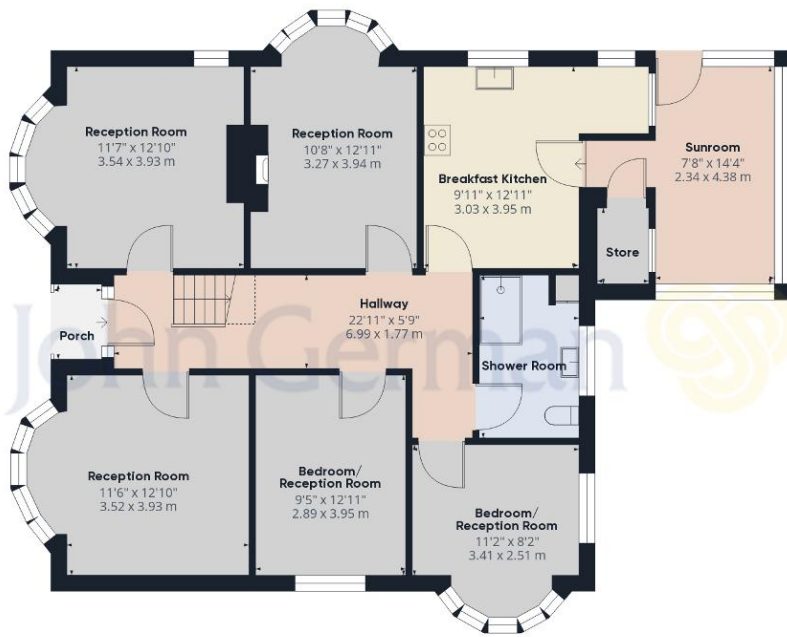
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

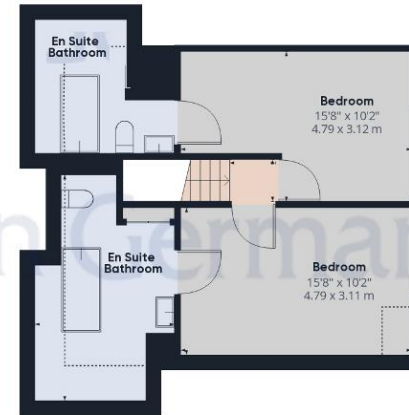
Our Ref: JGA/14082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2629.73 ft²

244.31 m²

Balconies and terraces

17.55 ft²

1.63 m²

Reduced headroom

99.35 ft²

9.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		



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