



29 Reservoir Road
Burton-On-Trent
DE14 2BP

Price
£295,000

- Traditional three-bedroom detached residence
- Scope for improvement
- Fabulous rear garden plot backing onto woodland
- Shobnall primary and John Taylor school catchment
- Through lounge with french doors out into garden
- Dining kitchen
- Attractive period features
- Driveway and garage

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Having an impressive rear garden and views over Sinai this traditional three-bedroom detached residence is offered for sale with no upward chain. The property requires some upgrading but offers an opportunity to create a home suitable for modern day families with the relevant permissions. The property is currently gas centrally heated with original leaded light windows to the front aspect, and some lovely ornamental period style fireplaces.

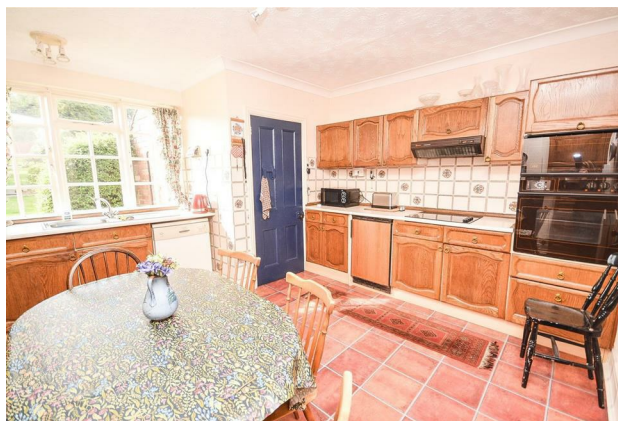
From the drive a path leads to the front entrance door which opens into the hallway where stairs lead off to the lounge, cloakroom and dining kitchen. The lounge is dual aspect having a large walk-in bay window to the front aspect and French doors out into the rear garden. There is a feature fire surround with marble effect hearth and surrounds with gas fire inset. The cloakroom is equipped with a w.c and there is a window to the side aspect. The dining kitchen is fitted with a good range of oak effect cupboards with base cupboards, drawer units, and wall mounted cabinets. Work tops over are inset with a four-ring electric hob, and a stainless steel one and a quarter sink and side drainer. There is an integrated double oven, space for fridge, and space for dishwasher. A wall mounted boiler providing heat for the central heating system and hot water. A window looks out over the rear garden and a super feature of the room is an ornate period style fire and stove. There is also a built-in pantry cupboard. A door leads into a rear lobby with side door giving access to the outside and drive.

The stairs rise to the first-floor landing, having a window to the front aspect and doors leading off to all bedrooms and bathroom. Bedroom one offers a period style ornate fireplace with windows giving views over the garden. There is an airing cupboard with shelving for linen storage and a large walk-in storage space. Bedroom two has a window looking out to the rear with views over the garden, and ornate period style fire surround. The third bedroom has a fabulous walk-in semi-circular bay window. The bathroom is equipped with a coloured suite that includes a corner bath, w.c and basin. There is a window to the front aspect.

OUTSIDE

The property sits back off Reservoir Road behind a block wall boundary with adjacent driveway that leads to a detached garage. The front garden has a lawn with mature trees and shrubs borders.





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The rear garden is very impressive and offers views as you step out over Sinai. The garden has a large expanse of sweeping lawn with gravelled and paved patio areas. There are mature trees and shrub borders. If you require a kitchen garden, there is ample space for this, long with space for sheds or greenhouse if required. And all backing onto woodland at the rear.

LOCATION

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Shobnall is popular area due to its renowned schooling at all ages with Shobnall Primary School and John Taylor High School. Its proximity to Burton upon Trent's town centre makes for an easy access to all the towns everyday facilities. Close to the property is Shobnall recreational fields and lots of walking areas.

ACCOMMODATION

ENTRANCE HALL

1.83 (including stairs) x 3.80 (6'0" (including stairs) x 12'6")

CLOAKROOM

0.84 x 1.84 (2'9" x 6'0")

LOUNGE

3.21 into chimney breast max 2.73 min x 5.99 exc (10'6" into chimney breast max 8'11" min x 19'8" ex)

KITCHENDINER

4.02 max x 3.63 max 2.47 min (13'2" max x 11'11" max 8'1" min)

REAR LOBBY

1.35 x 2.03 (4'5" x 6'8")

FIRST FLOOR

BEDROOM ONE

3.72 x 4.00 max 2.96 (12'2" x 13'1" max 9'9")

BEDROOM TWO

3.76 x 2.82 (12'4" x 9'3")

BEDROOM THREE

2.17 x 3.65 into bay (7'1" x 12'0" into bay)

BATHROOM

1.80 x 1.80 (5'11" x 5'11")

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

East Staffordshire Borough Council - Band D

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.
<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environment-agency>
<http://www.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2023)/A

CURRENT UTILITY SUPPLIERS

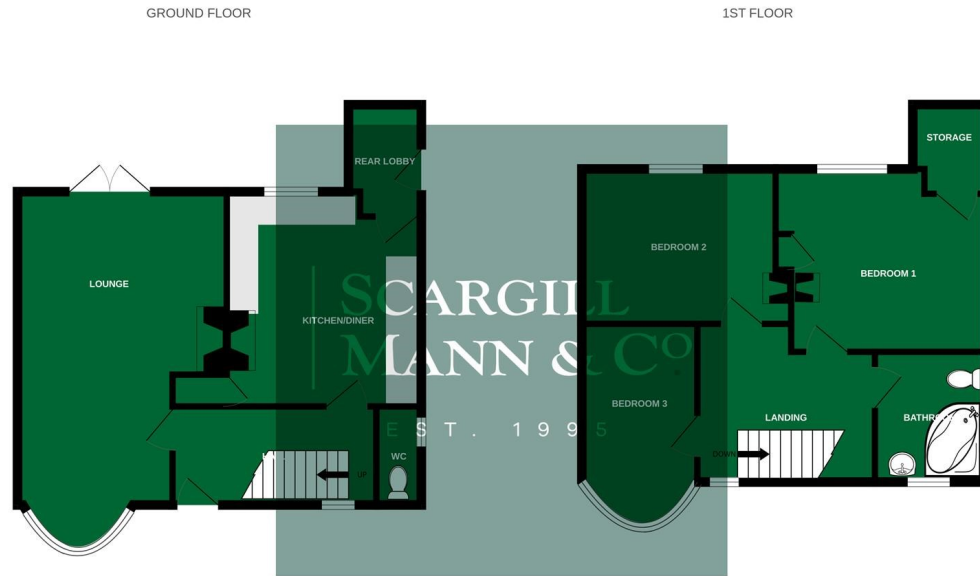
Water - South Staffs
 Gas - British Gas
 Electric - British Gas
 Sewage - South Staffs
 Broadband supplier - none at present
 Broadband speeds - NA
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	