



**27 Greenway
Winshill
Burton Upon
Trent
Staffs
DE15 0AR**

£255,000

- **THREE BEDROOM
DETACHED**
- **SITTING ROOM**
- **DINING ROOM**
- **BREAKFAST KITCHEN**
- **GAS CENTRALLY
HEATED**
- **FAMILY BATHROOM**
- **CLOSE TO ALL
AMENITIES**
- **INTEGRAL GARAGE**
- **GARDENS TO FRONT
AND REAR**

GENERAL INFORMATION

The property's location in Winshill gives easy access to pleasant walks along the nearby River Trent, a range of local shops in Winshill and a more comprehensive range of amenities in Burton town centre. There is a bus stop within close proximity.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With composite sealed unit double glazed and panelled entrance door. Central heating radiator, wood grain effect laminate flooring. Doorway leads to

GUEST CLOAKROOM

With low flush WC and pedestal wash hand basin. Tiled splashbacks, central heating radiator and obscure double glazed window to the front elevation. Doorway from the hall leads to





SITTING ROOM

5.29 x 3.78 (17'4" x 12'5")

With the continuation of the wood grain effect laminate flooring. Feature fireplace incorporating a living flame coal effect gas fire with marble hearth surround and moulded mantle over. Sealed unit double glazed box bay window to the front elevation, TV aerial points, two central heating radiators and archway leads to

DINING ROOM

3.45 x 2.43 (11'4" x 8'0")

With continuation of the wood grain effect laminate flooring. Central heating radiator and upvc double glazed French doors leading to rear garden and patio. Doorway leads to



WELL-APPOINTED BREAKFAST KITCHEN

4.94 x 3.58 (16'2" x 11'9")

With stone effect ceramic tiled flooring and a range of fitted base, wall and drawer units having matching cream coloured cupboard and drawer fronts. Roll edge wood grain effect laminated preparation surfaces with inset one and a half stainless steel sink unit, draining board and modern chrome mixer tap. Integrated dishwasher and five ring Rangemaster oven. Extractor hood fitted over with variable speed fan and lighting, complementary ceramic wall tiling, feature island / breakfast bar with cupboard and drawer storage. Sealed unit double glazed windows to both rear and side elevations. Upvc double glazed French doors leading to rear patio and garden. Two central heating



radiators, useful understairs pantry storage cupboard. Doorway leads to

INTEGRAL GARAGE

5.44 x 2.53 (17'10" x 8'4")

With metal up and over door, wall mounted Veissman combination boiler servicing the central heating and hot water systems. Inset stainless steel sink unit, roll edge wood grain effect work tops and base storage unit. Plumbing suitable for an automatic washing machine, power and lighting laid on.

TO THE FIRST FLOOR

SEMI GALLERIED LANDING

With useful storage cupboard, doorway leads to

BEDROOM ONE

3.71 x 2.69 (12'2" x 8'10")

With a range of fitted wardrobes and



storage cupboards. Central heating radiator and sealed unit double glazed window with pleasant aspect to the rear. Doorway leads to

EN-SUITE

Comprising low flush WC, vanity unit with built in wash hand basin and shower cubicle with mains thermostatic mixer shower. Complementary ceramic wall tiling, central heating radiator, extractor fan and obscure double glazed window to the side.

BEDROOM TWO

3.03 x 2.77 (9'11" x 9'1")

With built in wardrobes, central heating radiator and sealed unit double glazed window to the front.

BEDROOM THREE

2.61 x 2.07 (8'7" x 6'9")

With central heating radiator and sealed unit double glazed window to the rear.



FAMILY BATHROOM

With full suite in white comprising double ended bath with contemporary mixer tap. Mains dual mixer shower and screen fitted over the bath. Low flush WC and vanity unit with ceramic wash hand basin with contemporary mixer tap and cupboard storage beneath. Cushion flooring, stone effect floor to ceiling ceramic wall tiling, recessed spotlighting, extractor fan, central heating radiator and obscure double glazed window to the front elevation.

OUTSIDE & GARDENS

Directly to the rear of the property is a lawned garden with various shrubs and small trees. There are also two patio areas. The property is set back from the road behind a lawned fore garden with adjacent driveway providing ample off street car standing.

DIRECTIONAL NOTE

The approach from Burton is to proceed over the old Burton bridge. At the traffic lights turn

left onto Newton Road and right into Mill Hill Lane. Take the first right into Greenway and bear right where number 27 is located on the left hand side as denoted by our For Sale board.

TENURE

FREEHOLD - 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.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property. Please note that the house will come furnished with the Rangemaster cooker, the fridge freezer and the dishwasher, also some furniture items will be included.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION 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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) DRAFT



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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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