

**28 Forest Road
Burton Upon
Trent
Staffordshire
DE13 9TW**

£210,000



- **ATTRACTIVE THREE BEDROOM END TERRACE COTTAGE**
- **LOVELY GARDEN TO REAR**
- **OFF-ROAD PARKING** (may not be suitable for all car sizes)
- **OPEN PLAN LOUNGE/DINER WITH LOG BURNER**
- **BREAKFAST KITCHEN**
- **UTILITY AND CLOAKROOM**
- **MODERN BATHROOM**
- **GOOD SCHOOL CATCHMENT AREA**

GENERAL INFORMATION

THE PROPERTY

Attractively positioned on the popular Forest Road in Burton Upon Trent, this charming end-terrace cottage presents an excellent opportunity for those seeking a comfortable family home. With three delightful bedrooms, this property offers ample space for both relaxation and entertaining.

Upon entering, one is immediately struck by the generous open-plan lounge diner, which features a lovely log burner, perfect for creating a warm and inviting atmosphere during the colder months. The breakfast kitchen is well-appointed, providing plenty of room for informal meals, and includes a utility space equipped with plumbing for a dishwasher and space for a fridge freezer. Additionally, there is a convenient cloakroom and a combined utility area with plumbing for a washing machine and space for a dryer, ensuring that practicality is at the forefront of this home.





The property boasts off-road parking suitable for smaller cars and an excellent-sized garden, ideal for outdoor activities or simply enjoying the fresh air.

LOCATION

Situated in a desirable school catchment area, this home is also conveniently located near Burton's town centre, offering easy access to a variety of shops, restaurants, and walking areas. We highly recommend scheduling a viewing of this lovely property to fully appreciate all it has to offer.

ACCOMMODATION

Entrance door opening through to lounge diner.

OPEN PLAN LOUNGE DINER

8.26m excl bay x 3.20m (27'1" excl bay x 10'5")

Has a lovely walk in bay window to the front aspect, stairs off to first floor, door to kitchen, there are windows to the side driveway aspect, feature of this room is a log burner, there is a carpeted lounge area, wood effect flooring to the dining area, ceiling light points and radiator.

BREAKFAST KITCHEN

3.32m x 3.81m (10'10" x 12'5")

Is fitted with a good range of base cupboards, drawers, matching wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink and four ring gas hob with extractor fan over, integrated appliances include a double oven and

built in fridge, a door leads through to the side aspect, there are windows to the side and rear garden aspect, tiled flooring, ample space for breakfast table and chairs and an opening through to the utility space.

UTILITY ROOM

1.96m x 1.89m (6'5" x 6'2")

This great space has ample room with provision for dishwasher, American style fridge freezer and further storage if required. A door leads off to the downstairs cloakroom.

CLOAKROOM/UTILITY

2.33m x 1.89m width (7'7" x 6'2" width)

Has an obscure window to the side aspect, W.C., vanity unit with hand wash basin with mixer tap over and provision for washing machine, ample space for tumble dryer and further storage, the



domestic hot water and central heating
Worcester Bosch boiler is also housed here

FIRST FLOOR

Stairs rise to:

LANDING

0.75m x 8.65m (2'5" x 28'4")

Has doors leading off to:

BEDROOM ONE

3.50m to window x 3.86m into chimney (11'5" to window x 12'7" into chimney)

Has a window to the front aspect, radiator, ceiling light point and distant views over surrounding countryside.

BEDROOM TWO

3.68m x 2.97m into chimney (12'0" x 9'8" into chimney)

Has a window looking out over the rear aspect, further window to the side aspect, useful built in storage cupboard, radiator and ceiling light point.



BEDROOM THREE

1.85m x 4.29m (6'0" x 14'0")

Steps lead down from the landing area and open up into this room which has a window to the side aspect, radiator and ceiling light point.

FAMILY BATHROOM

1.49m x 3.16m (4'10" x 10'4")

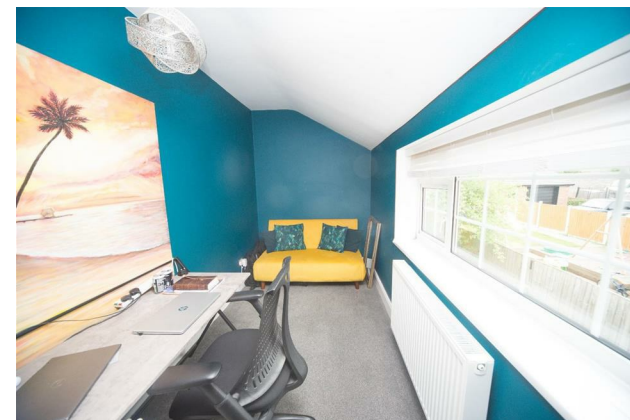
Has a p shpaed shower bath with mixer taps and separate shower with dual heads over, there is a glazed screen, pedestal hand wash basin and W.C., there are fully tiled walls, obscure window to the rear aspect, radiator and ceiling light point.

OUTSIDE

The property sits back off Forest Road with a narrow drive and wide path that leads through to the most attractive rear garden.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

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/>

BROAD BAND SPEEDS

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

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](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search)

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

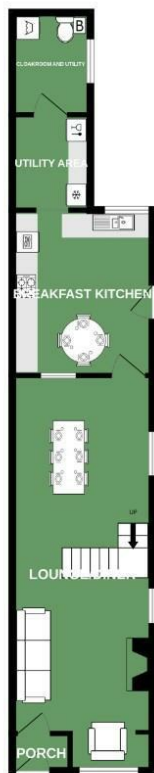
CONDITION OF SALE

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 05/2025) A



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 misstatement. 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.
Made with Metrepack 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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