

SCARGILL
MANN & CO

EST. 1995



22 Coltman Close

, Burton-On-Trent, DE15 9NJ

£85,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co are delighted to offer for sale this ideal opportunity to purchase this shared ownership home. Operated by Midland Heart, this end-of-townhouse offers modern fixtures and fittings with gas centrally heated and double-glazed accommodation, including an entrance hallway, with stairs off to the first floor, a lounge, a well planned fining kitchen with French doors out into the garden, a guest cloakroom and on the first floor are two double bedrooms and a bathroom.

Outside is a fully enclosed rear garden with a gate giving access out into the parking area to the side. The garden has a patio and lawn. The parking area has two allocated parking spots.

LOCATION

The area offers a variety of local amenities, including convenience stores, eateries, a public Inn, doctors, a pharmacy and a dentist. There are riverside walks close by, and the town centre of Burton upon Trent is a pleasant walk away over the Ferry Bridge.

ACCOMMODATION

Front entrance door opens through to hallway.

HALLWAY

5'6" x 6'11" (1.70m x 2.11m)

Has stairs off to first floor, window to the side aspect and door leads through to the lounge.

LOUNGE

10'6" x 14'4" (3.21m x 4.39m)

Has a window to the front aspect, ceiling light point, radiator and a door leads off to the dining kitchen.

KITCHEN/DINER

13'10" x 11'1" in 13'1" max (4.24m x 3.40m in 3.99 max)

Is fitted with a range of base cupboards with matching wall mounted cabinets, worktops incorporate a four ring Bosch hob and a one and a quarter stainless steel sink, there is a window to the rear aspect, French doors lead out into the garden, integrated appliances include an oven, fridge freezer, Bosch washer dryer, the domestic hot water and central heating boiler is housed here, tiling to floor, radiator, useful under stair storage cupboard and a further door that opens through to the guest cloakroom.

CLOAKROOM

3'6" x 5'9" (1.08m x 1.77m)

Has a W.C., wall mounted hand wash basin with tiled splashbacks, tiled flooring and radiator.

FIRST FLOOR

Stairs rise to first floor landing.

LANDING

Having window to the side aspect, loft access point, useful airing cupboard, radiator and doors leading off to:

BEDROOM ONE

9'6" to window max x 13'10" (2.91m to window max x 4.24m)

Has two windows to the rear aspect, built in double wardrobe providing hanging space and shelving, radiator and ceiling light point.

BEDROOM TWO

13'11" x 9'1" to window (4.25m x 2.79m to window)

Has two windows to the front aspect, radiator, ceiling light point and there is also a useful built in over stair storage cupboard with hanging space.

BATHROOM

6'4" x 6'2" (1.95m x 1.88m)

Has a wall mounted hand wash basin, W.C., bath with mixer taps and separate shower over and glazed side screen, there is fully tiled walls, ceiling light point and chrome heated towel rail.

OUTSIDE

The property sits back off Coltman Close with a paved path with a small herbaceous border. To the rear is a fully enclosed garden with a gate that leads out into the parking area and is predominantly laid to lawn with paved patio area.

AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

Buyers will need to meet the current criteria set by Midland Heart for their shared ownership scheme. This information is available by contacting their website or by a direct telephone call to them.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

LEASEHOLD

Our client advises us that the property is leasehold for an original term of, service charge is £290.08 per month.

CURRENT UTILITY SUPPLIERS

Gas

Electric

Tel: 01283548194

Oil
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

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/>

CONSTRUCTION

Standard Brick Construction

CONDITION OF SALE

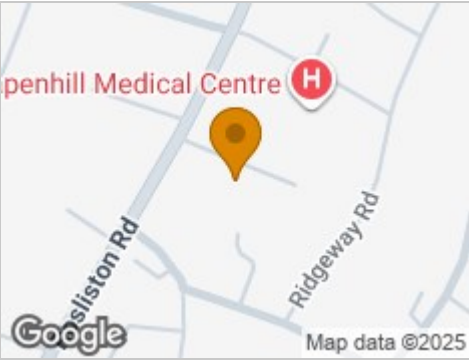
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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 06/2025)
A



Road Map



Hybrid Map



Terrain Map



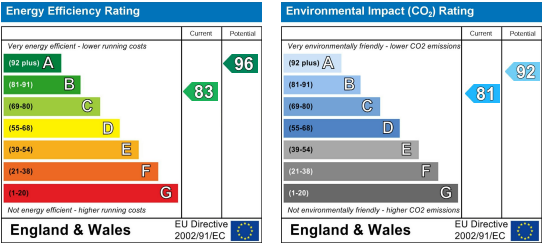
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.