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53 Bramling Cross Road

, Burton-On-Trent, DE14 1DH

Offers In The Region Of £230,000



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### THE PROPERTY

#### GENERAL INFORMATION

Sitting on Bramling Cross Road, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families, investors or first-time buyers.

The current vendor has thoughtfully converted the garage, enhancing the ground floor accommodation. Upon entering, you are greeted by a hall that leads to a convenient cloakroom and a fitted kitchen. The light and airy lounge features French doors that open into a lovely conservatory, creating a seamless flow between indoor and outdoor spaces. Additionally, the versatile dining room can easily serve as a study or playroom, and a utility room provides added convenience.

On the first floor, you will find a spacious primary bedroom, complemented by two further bedrooms, perfect for children or guests. The family bathroom is well-appointed.

Outside, the property boasts a good frontage with a driveway and a neat lawn. The fully enclosed rear garden features a patio area and deck terrace, a shaped lawn, and flower beds that add a touch of colour. There is also a shed with electric supply

#### LOCATION

Bramling Cross Road sits conveniently close to the local primary school, convenience shop and offers good travel to both Burton upon Trent's town centre and access to the A38 and A50 for further travel to Derby, Lichfield, Birmingham and Uttoxeter.

#### ACCOMMODATION

##### ENTRANCE DOOR OPENING INTO HALL

Having wood effect flooring, stairs to the first floor, doors to the kitchen and lounge and a further door opening into the guest cloakroom

##### GUEST CLOAKROOM

5'1" to window x 2'11" (1.56m to window x 0.91m )

Equipped with a w.c. pedestal hand-wash basin, a window to the front aspect, a radiator and a ceiling light point

##### KITCHEN

9'10" to the window x 7'0" (3.02m to the window x 2.15m )

Fitted with a range of base cupboards with counter tops over that incorporate a four-ring gas hob with an extractor fan over, and a stainless steel sink and side drainer. There are matching wall mounted cabinets. Integrated appliances include an oven. There is provision for a dishwasher, and space for a fridge freezer. A window looks out to the front aspect; there are tiled splashbacks, a radiator, and a ceiling light point.

##### LOUNGE

13'10" x 15'8" (4.24m x 4.78m)

Having coving to ceiling, radiator, ceiling light point, door to dining room and a French door with glazed side screens opening into the conservatory

##### DINING ROOM/STUDY/PLAYROOM

9'6" to the front window x 7'9" (2.92m to the front window x 2.37m)

With a contemporary style radiator, ceiling light point, and a window to the front aspect. A door leads off to the Utility

##### UTILITY

7'9" x 6'3" (2.37m x 1.92m)

Having space and plumbing for a washing machine, and space for a tumble dryer. There is space for a chest freezer if required. A door leads out into the garden

##### CONSERVATORY

10'5" x 10'7" (3.18m x 3.23m)

Having a French door leading out into the garden, a power supply, and a radiator.

##### STAIRS RISE TO THE FIRST FLOOR LANDING

Offering a spacious landing area with loft access point, all bedroom doors and bathroom leading off

##### BEDROOM ONE

12'2" max 5'10" min x 12'2" min 13'11" max (3.73m max 1.80m min x 3.71m min 4.26m max)

A light and airy room with two windows to the front aspect, a radiator, and a ceiling light point. There is a useful over-stairs storage cupboard and a triple wardrobe providing hanging space and shelving

##### BEDROOM TWO

6'11" x 8'2" to window (2.13m x 2.50m to window)

Having a window to the rear aspect, radiator and ceiling light point

##### BEDROOM THREE

9'1" x 6'8" (2.79m x 2.05m )

With a window looking out over the rear garden, radiator and ceiling light point

##### BATHROOM

6'1" x 5'6" to the window (1.86m x 1.69m to the window)

Equipped with a bath and shower over, a pedestal hand wash basin, and a w.c. There is an obscure window to the side aspect, tiled splashback and a chrome heated towel rail.

##### OUTSIDE

##### FRONT

A tarmac drive provides parking with an adjacent lawn and paved path to the front door.

Tel: 01283548194



## REAR

The rear garden is fully enclosed with a shaped lawn, flower beds, patio, decked terrace, and a shed with a power supply.

## AGENTS NOTES

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

## 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/>

Connection is Fibre Optic 51.3mbp

## 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.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

## CURRENT UTILITY SUPPLIERS

Gas - Mains EDF

Electric -Mains EDF

Water - Mains S Staffs Water

Sewage - Mains S Staffs Water

Broadband supplier - SKY

## 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.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx)

## 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2025)A



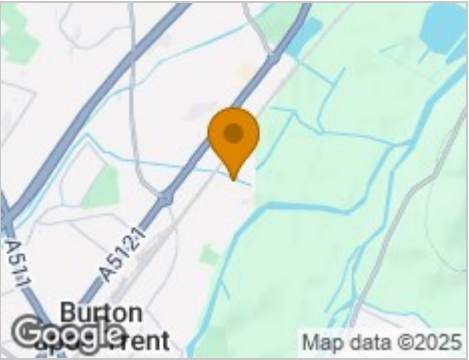
Road Map



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.