

**209 The Old Well
House Beamhill
Road
Anslow
Burton-On-Trent
DE13 9QW**

£355,000



- STAMP DUTY PAID AT "SINGLE PROPERTY " RATE* (See agents notes)
- UPGRADED AND REMODELLED BY THE CURRENT OWNERS
- ATTRACTIVE LOUNGE
- SPACIOUS LIVING DINING KITCHEN
- SMART UTILITY
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- SPACIOUS BATHROOM WITH SEPARATE SHOWER
- DRIVEWAY TO THE FRONT
- ENCLOSED LANDSCAPED GARDEN TO THE REAR

GENERAL INFORMATION

THE PROPERTY

Sitting attractively on Beamhill Road is this beautifully upgraded semi-detached house, which presents an excellent opportunity for those seeking a modern family home. Offered for sale with no upward chain, this property boasts a spacious and inviting layout.

Upon entering, you are greeted by an attractive entrance hallway, complete with a convenient cloaks storage cupboard and additional understairs storage. The lounge is a delightful space, bathed in natural light and featuring a traditional open grate, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the expansive living, dining kitchen, which is fitted with contemporary units and integrated appliances. A smart utility room and a ground-floor shower room add to the practicality of this well-designed home.





The first floor comprises three bedrooms, all tastefully decorated in neutral tones, providing a serene retreat. A spacious bathroom with bath, shower and his and hers sinks, completes this level, ensuring ample facilities for the household.

Externally, the property offers a good-sized driveway at the front, providing parking for several vehicles. The rear garden is fully enclosed, featuring a well-maintained lawn, inviting patios, and gravelled areas, perfect for outdoor gatherings or simply enjoying the fresh air.

This semi-detached residence is not only a beautiful home but also a fantastic investment in a desirable location. With its modern amenities and spacious layout, it is sure to appeal to

families and professionals alike. Do not miss the chance to make this lovely property your own.

ACCOMMODATION

Entrance door opens through to a light and bright hallway.

HALLWAY

1.95m x 5.98m (6'4" x 19'7")

Has attractive wood effect flooring, useful under stairs storage cupboard and a further built in cupboard for boots and shoes, a window looks out onto the rear patio, there is a radiator, doors to lounge and dining kitchen and stairs rise to the first floor.

LOUNGE

4.012m max 3.83m min x 4.21m 4.84m max (13'1" max 12'6" min x 13'9" 15'10" max)

This lovely room is neutrally decorated with coving to ceiling, ceiling rose, hand painted carved Adams style fireplace with marble effect hearth and insets with open grate, there are ceiling light points and radiator.

LARGE LIVING DINING KITCHEN

6.74m max 5.70m x 4.10m max 2.71m (22'1" max 18'8" x 13'5" max 8'10")

Two windows to the side aspect and a further window to the rear aspect, there are exposed timbers to ceiling, ample room for dining room table and chairs and sofas if required, the kitchen area is fitted with a good range of base cupboards, drawers and wall mounted



cabinets of which one of them houses the domestic hot water and central heating boiler, work tops incorporate a one and a quarter sink and side drainer and a five ring gas hob, integrated appliances include an oven, a combi microwave and oven, wine fridge and dishwasher.

FIRST FLOOR

L SHAPED LANDING

6.34m x 0.92m min 2m max x 0.9m x 1.74m
(20'9" x 3'0" min 6'6" max x 2'11" x 5'8")

Has a radiator, wall light points, a picture window looking out over the rear aspect, an arch extends over the L shape where the loft access point is, there are ceiling light points and all doors leading off:

BEDROOM ONE

4.15m into chimney x 4.21m into window
(13'7" into chimney x 13'9" into window)

There is coving to ceiling, window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

2.88m x 3.12m to window (9'5" x 10'2" to window)

Has a window to the side aspect, radiator, coving to ceiling and ceiling light point.

BEDROOM THREE

3.64m max 1.65m min x 1.96m max 1m min
(11'11" max 5'4" min x 6'5" max 3'3" min)

Has a window to the front aspect, radiator, ceiling light point and a built in storage area with mirrored door ideal for use as a wardrobe.

BATHROOM

4.12m max x 2.68m to window 3.97m max
(13'6" max x 8'9" to window 13'0" max)

Has attractive Karndean flooring, large double ended bath with mixer taps and shower attachment, fitted W.C., large fully tiled shower enclosure with glazed screens, bidet and his and hers sinks set within a vanity units with storage below, there is a further large storage area ideal for linen, recessed ceiling down

lights, a window looks out over the rear garden and there is a heated chrome towel rail and a period style radiator.

OUTSIDE

The property sits back off Beamhill Road behind a gravel drive allowing parking for several vehicles, the rear garden has a fenced boundary with gravel patio, paved patio areas, lawns and a gate onto the side of the property giving access into the rear garden.

AGENTS NOTES

THE VENDORS ARE OFFERING TO PAY STAMP DUTY LAND TAX IF THE PURCHASER IS BUYING AS THEIR MAIN RESIDENCE AND THIS IS NOT A SECOND HOME OR RENTAL. 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.

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.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band E

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier

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>

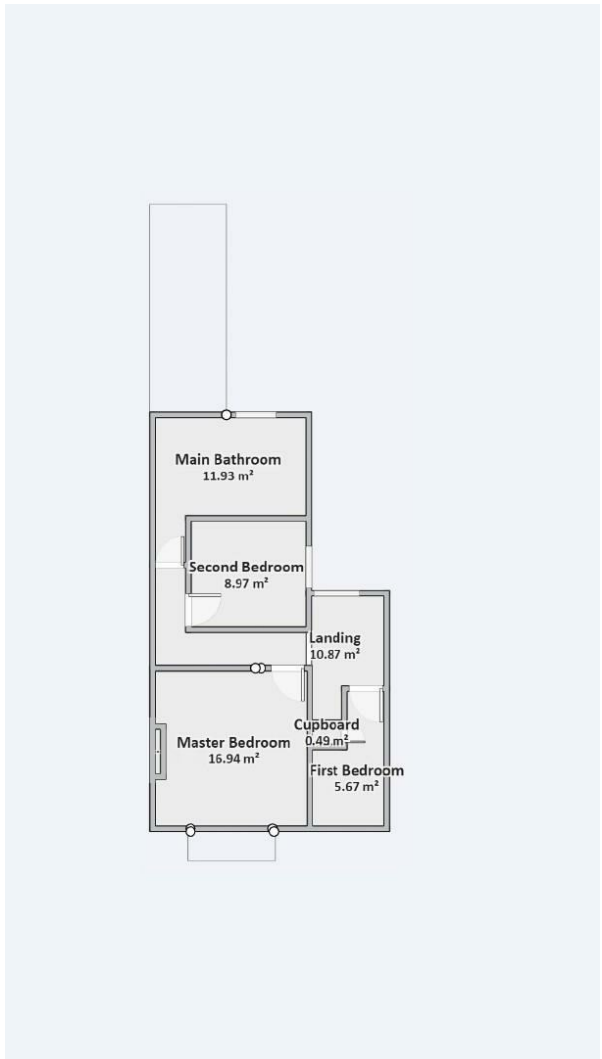
<http://www.derbyshire.gov.uk/>

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 08/2025) DRAFT



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