

Wellington Street
Burton-On-Trent

burchell edwards

Wellington Street
Burton-On-Trent DE14 2DP

for sale offers over
£100,000







Property Description

Burchell Edwards are delighted to bring to market this well-finished and sizeable 2 bedroom Mid-Terraced family home, situated in the popular area of Shobnall, with no upward chain! Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, a modern kitchen/diner with enhanced storage along with a downstairs shower room for the ultimate ease of access. On the first floor of the property you will be greeted to two great sized, double bedrooms, either of which is more than suitable as the property's master. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area and a generous sized lawn patch, the garden presents the perfect relaxation area with a high level of privacy. Viewing of this property is essential!

Living Room

Carpet flooring, window to front elevation, window to rear elevation, storage cupboard, pendant light x2, central heating radiator.

Kitchen/Dining Room

Tiled flooring, skylight, pendant light x2, central heating radiator, window to rear elevation, plumbing for washer, stainless steel sink & drainer, integrated oven & hobs,

Shower Room

Tiled flooring, window to rear elevation, central heating radiator, shower cubicle, low level flush W/C, hand wash basin.

Bedroom One

Carpet flooring, pendant light, central heating radiator, window to front elevation.

Bedroom Two

Carpet flooring, pendant light, central heating radiator, window to rear elevation, storage cupboard.

Rear Garden

Enclosed rear garden, shared access to front of property, large lawn area, patio slabbed area.



















Total floor area 66.0 m² (711 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211777

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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