

SCARGILL  
MANN & CO

EST. 1995



285 Shobnall Street

, Burton-On-Trent, DE14 2HR

Offers In The Region Of £210,000



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# 285 Shobnall Street

, Burton-On-Trent, DE14 2HR

## Offers In The Region Of £210,000



### GENERAL INFORMATION

#### THE PROPERTY

This traditional built-period terrace property has been extended over the years to create a large family home. The gas centrally heated and double-glazed accommodation offers an entrance hall, a large through lounge, a separate dining room with a door out into the courtyard garden, and a modern fitted kitchen.

On the first floor are four bedrooms and a modern bathroom. Outside is a fully enclosed courtyard garden, and an outside w.c. The entry to the rear is via a shared communal entrance.

#### LOCATION

Shobnall Street is close to all local amenities, with Burton upon Trent town centre just a short drive away. The area is served by public transport and a local primary school is a short walk away.

#### ACCOMMODATION

Entrance door opening through to reception hallway.

#### HALLWAY

5'4" x 21'8" (1.64m x 6.62m )

Stairs off to first floor, door to dining room and further door opening through to the lounge.

#### LOUNGE

10'6" min 11'10" into chimney x 25'9" (3.21m min 3.63m into chimney x 7.85m)

Has a bay window to the front aspect, further window to the rear aspect, wall mounted gas fire, ceiling light points, radiator and door through to dining room.

#### DINING ROOM

10'7" x 21'5" (3.25m x 6.53m)

Has wood effect flooring, door leading out into the garden, window to the side aspect, the domestic hot water and central heating boiler is also housed here, there is a door to the kitchen and a further door leads back into the hallway.

#### MODERN FITTED KITCHEN

14'10" x 6'3" (4.53m x 1.91m )

Is attractively fitted with a range of cream high gloss base cupboards and matching wall mounted cabinets, worktops incorporate a stainless steel sink and side drainer and gas hob, there is provision for washing machine, an integrated oven, attractive tiled surrounds and a window to the side aspect.

#### FIRST FLOOR

#### LANDING

Has a useful storage cupboard, radiator, ceiling light point and all doors leading off.

#### BEDROOM ONE

13'3" x 13'0" (4.05m x 3.97m)

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

#### BEDROOM TWO

12'3" x 11'10" into chimney breast (3.74m x 3.63m into chimney breast)

Has two windows to the front aspect, radiator and ceiling light point.

#### BEDROOM THREE

12'2" x 7'4" (3.73m x 2.25m)

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

#### BEDROOM FOUR

6'8" x 8'9" (2.04m x 2.67m )

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

#### FAMILY BATHROOM

8'7" x 6'9" (2.63m x 2.07m )

Is equipped with a corner bath, vanity unit with hand wash basin inset and W.C., there are tiled surrounds, obscure window to the rear aspect, ceiling light point and radiator.

#### OUTSIDE

The property sits back off Shobnall Road behind a hard

landscaped fore garden, there is a communal entry point down the side of the property with a gate opening up into the rear hard landscaped garden which has a block walled boundary, there is from the garden an opening through to a outside cloakroom with W.C. and hand wash basin.

### 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 B

### CONSTRUCTION

Standard Brick Construction

### 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>

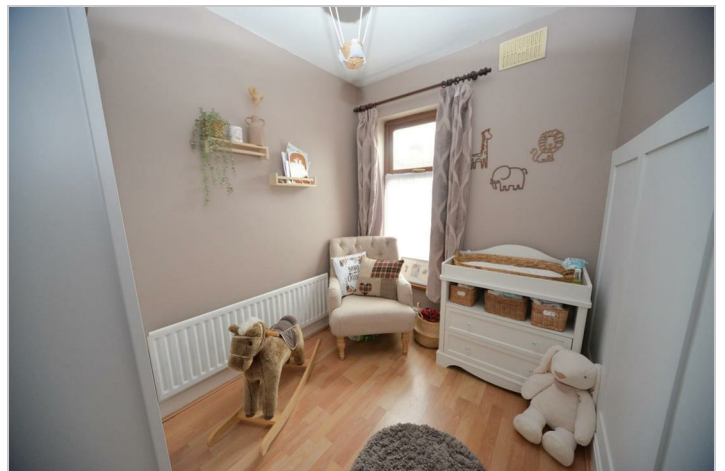
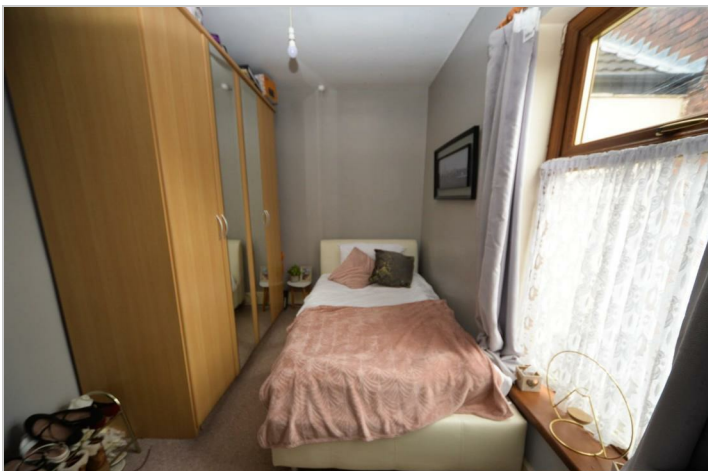
<http://www.derbyshire.gov.uk/>

### 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 03/2024) A



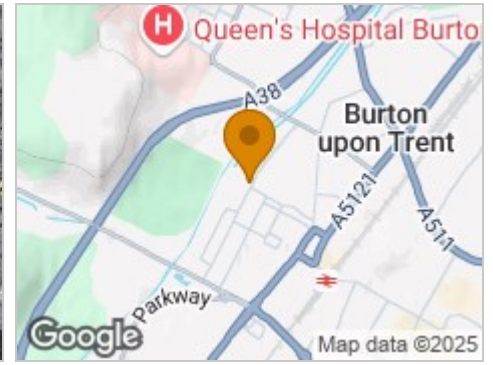
## Road Map



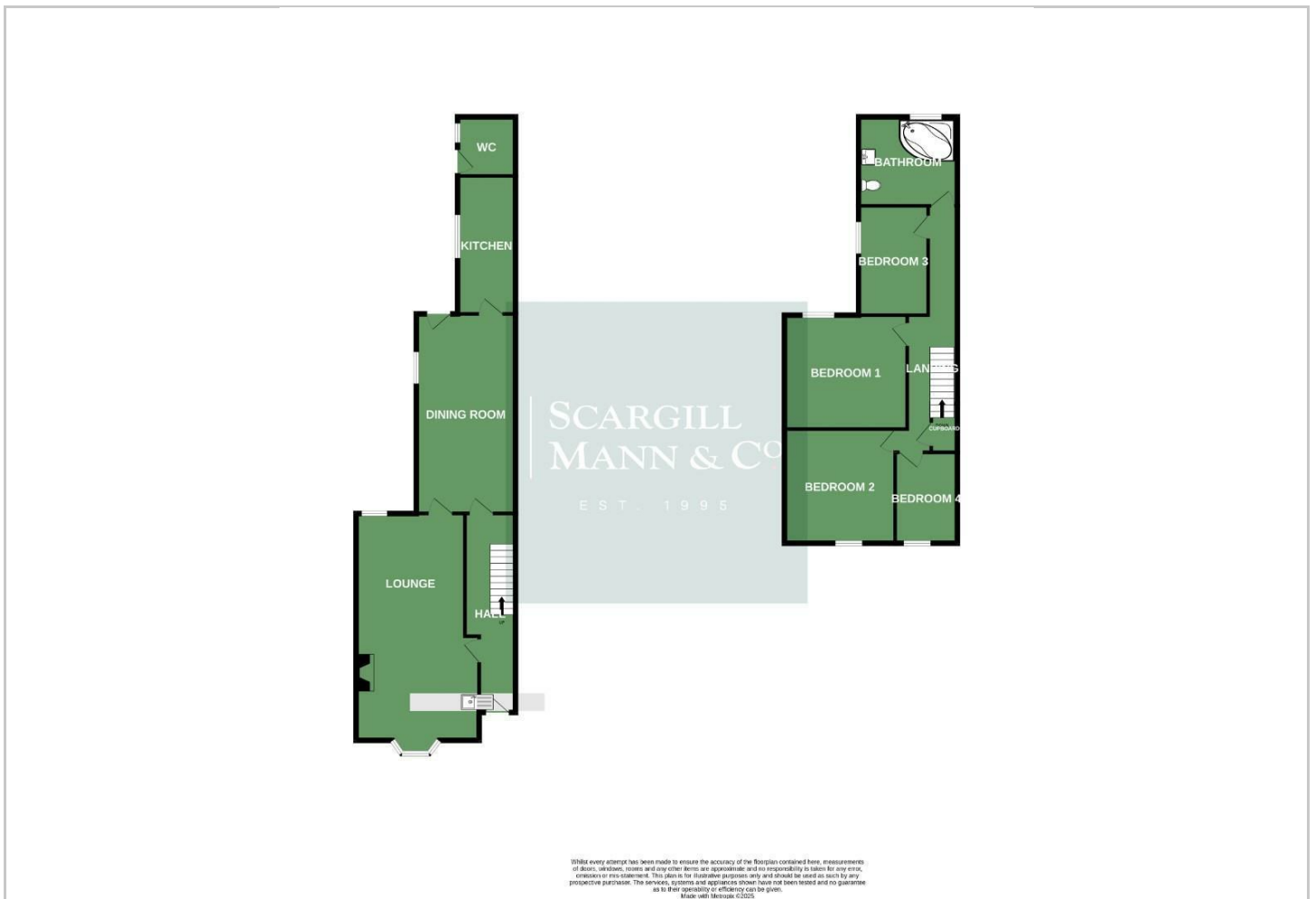
## Hybrid Map



## Terrain Map



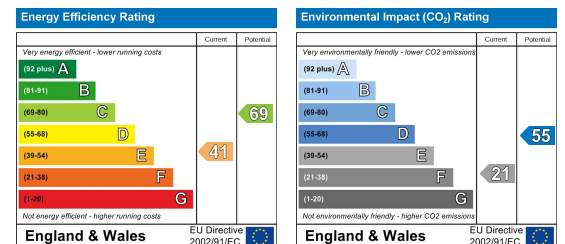
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.