



3 Ashbrook, Brizlincote Valley, Stapenhill, DE15 9FS



Offered with the benefit of no upward chain is this detached family home set on a quiet lane on the popular Brizlincote Valley, benefitting from south facing gardens, three bedrooms and superb potential to remodel, extend or modernise as desired. Being an ideal downsize, first time buy or refurbishment/ investment property, the property enjoys a pleasant outlook to both the front and rear aspects over nearby countryside and woodland, whilst also being within an easy walk of local amenities. The interiors comprise briefly entrance hall, two reception rooms plus conservatory, conservatory and cloakroom to the ground floor, with three bedrooms and a modern bathroom to the first floor. Outside there is parking to the front as well as access to the single garage, and the rear garden enjoys a southerly aspect and offers potential to extend the property to the side as well as to the rear (STPP). The property is serviced by mains gas central heating and double glazed windows.

Just a short way from the centre of Burton on Trent, this attractive detached home enjoys a peaceful position on Brizlincote Valley, enjoying a pleasant outlook to both the front and rear aspects. The location combines the ideals of convenient access to local amenities with being within easy reach of stunning Staffordshire countryside, with the Peak district lying just beyond. There are an excellent range of amenities in Burton on Trent including shopping centres, leisure facilities, restaurants and a cinema, all just a short drive away. The property lies within catchment for the Tower Primary and Paulet High School. The location is ideally placed for commuter routes such as the A511, A444, A38, M6 and M6 Toll roads with further public transport available nearby including a rail station with links to Derby, Birmingham and beyond. The international Airports of Birmingham and East Midlands are also both within an easy drive.



- Attractive Detached Home
- No Upward Chain
- Wealth of Potential to Extend/Remodel (STPP)
- Pleasant Outlook to Front & Rear
- Two Reception Rooms
- Conservatory & Kitchen
- Entrance Hall, Cloakroom
- Three Bedrooms
- Modern Bathroom
- Parking & Single Garage
- South Facing Rear Garden
- Desirable Setting Close to Amenities & Schools
- Well Placed for Commuter Routes & Rail Travel

Entrance Hall

The front door opens into the hallway, where stairs rise to the first floor and doors open into the Cloakroom and:

Lounge 4.35 x 3.47m (approx. 14'3 x 11'4)

A spacious reception room having window to the front and a gas fireplace. Leading into:

Dining Room 3.4 x 2.04m (approx. 11'2 x 6'8)

With sliding doors into the Conservatory and a door through to:

Kitchen 3.35 x 2.2m (approx. 11'0 x 7'2)

Wall and base units house an inset one and a half sink with side drainer, integrated oven with gas hob over and extractor hood above, and spaces for appliances including washing machine, fridge and freezer. A door opens out to the side, a window faces the rear and there is a useful Pantry beneath the stairs. The placement of the kitchen offers ideal potential to knock through to the dining room to create an open plan dining kitchen

Conservatory 4.34 x 3.34m (approx. 14'2 x 10'11)

A versatile reception room having windows overlooking the gardens and double doors opening out to the side

Cloakroom

Fitted with wash basin and WC, with tiled splash backs and an obscured window to the front





Stairs rise to the **First Floor Landing**, having loft access point, a window to the side and doors into a

Master Bedroom 4.47 x 2.48m (approx. 14'7 x 8'1)
A good sized double room having window to the rear enjoying views towards surrounding countryside

Bedroom Two 2.75 x 2.35m (approx. 9'0 x 7'8)
With a window to the front enjoying pleasant views

towards bordering woodland and a range of fitted wardrobes

Bedroom Three 2.47 x 1.9m (approx. 8'1 x 6'2)
Having a window to the rear

Family Bathroom 1.98 x 1.8m (approx. 6'6 x 5'10)
Comprising a white suite having wash basin and WC fitted to vanity units and bathtub, with tiled



flooring and walls and an obscured window to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set on a quiet lane on the popular Brizlincote Valley, being within a short walk of local shops and amenities. There is parking to a block paved driveway as well as access into the garage, and gravelled fore gardens offer potential to extend the parking area if required

Single Garage 5.46 x 2.5m (approx. 17'10 x 8'2)
 With manual entrance door, power, lighting and a courtesy door to the rear

South Facing Rear Garden

The rear garden is laid to a raised terrace with steps leading down to lawns edged with neatly

stocked flower beds. A wide side patio houses a **Summer House** and a **Greenhouse** which are included in the sale, and gated access back out to the front

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.