

15 Wetherel Road
Burton-On-Trent, Staffordshire DE15 9GW
Reduced to £389,950

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properties

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***** LIZ MILSOM PROPERTIES***** are delighted to bring Wetherel Road to the market. Situated in a peaceful and highly sought-after location in Burton-on-Trent, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout. Boasting spacious lounge, dining room, a stunning conservatory, modern fitted kitchen with separate utility, ground floor WC, En-suite & dressing area to bedroom one, three further well proportioned double bedrooms, modern family bathroom & garage, ample off-road parking and a beautiful rear garden, this superb home is ideal for growing families. Offered to the market with no upward chain, early viewing is highly recommended to fully appreciate everything this exceptional property has to offer. EPC: D / TAX BAND:C. Contact the office to arrange your viewing on 01283 219336

- Beautifully presented four-bedroom detached family home offered with NO UPWARD CHAIN
- Generous lounge with double doors to the dining room
- Impressive conservatory overlooking the rear garden
- Three further generously sized double bedrooms
- Tandem driveway, Garage & beautiful rear garden
- Peaceful and sought-after location
- Modern fitted kitchen with separate utility room & Ground floor WC
- Bedroom One with walk-in wardrobe and en-suite shower room
- Stylish & contemporary family bathroom
- EPC: D / TAX BAND: C







Location
Situated in a popular, sought after setting in Burton upon Trent, this property enjoys a convenient location close to a wide range of local amenities, including supermarkets, shops, schools, cafes, and healthcare facilities. Burton upon Trent town centre is just a short drive away, offering an excellent selection of retail, leisure, and dining options, together with a mainline railway station providing regular services to Birmingham, Derby, and beyond. The property also benefits from excellent transport links via the A38 and A50, offering easy access to Derby, Lichfield, Birmingham, and the wider Midlands, while nearby parks, countryside, and riverside walks provide plenty of opportunities for outdoor recreation.

Overview
Nestled within a peaceful and highly sought-after location in Burton-on-Trent, this beautifully presented and exceptionally spacious four-bedroom detached family home offers versatile accommodation throughout, making it the perfect choice for growing families. Boasting generous living spaces, a stunning conservatory, an impressive rear garden and the added benefit of no upward chain, this is a fantastic opportunity not to be missed.

To the front of the property, a large tandem driveway provides ample off-road parking and leads to the garage, which benefits from an up-and-over door, power and lighting, offering excellent storage or workshop space. A generous lawned front garden enhances the property's kerb appeal, whilst a pathway leads to the front entrance and continues to the secure side gate.

Stepping inside, you are welcomed into a bright entrance porch, flooded with natural light from a side aspect windows and finished with attractive tiled flooring. A door opens into the spacious entrance hallway, an inviting central hub featuring beautiful patterned tiled flooring, dual aspect side windows allowing an abundance of natural light, a staircase rising to the first floor, and doors leading to the lounge, utility room and convenient guest cloakroom/WC.

The ground floor cloakroom is well-appointed with a low-level WC, vanity wash hand basin with useful storage beneath, attractive tiled flooring, part-tiled walls and two opaque front-facing windows.

The generous lounge is a wonderful space for relaxing and entertaining, offering plenty of room for freestanding furniture. Finished with stylish LVT flooring, the room enjoys excellent natural light from a large front-facing window, whilst double doors open into the dining room, creating a superb flow throughout the living accommodation.

The dining room provides an ideal setting for family meals and entertaining, featuring fitted carpet, a radiator, double doors opening into the impressive conservatory and an archway leading through to the fitted kitchen.

The modern fitted kitchen is situated at the rear of the property and is fitted with a comprehensive range of contemporary wall and base units complemented by rolled-edge work surfaces. Integrated appliances include a range-style cooker with extractor hood over, whilst a stainless steel sink and drainer sits beneath a window overlooking the rear garden. Additional features include part-tiled walls, an internal window providing further natural light, and space and plumbing for additional appliances.

A separate utility room continues the matching cabinetry and work surfaces, offering further appliance space and plumbing, part-tiled walls and convenient access back into the entrance hallway.

One of the standout features of this beautiful home is undoubtedly the spacious conservatory. Constructed with a brick-built base, this superb room enjoys dual aspect windows overlooking the delightful rear garden, fitted carpet and patio doors opening directly onto the outdoor entertaining space, making it a fantastic extension of the living accommodation throughout the year.

The first floor offers four generously proportioned bedrooms and the family bathroom, all accessed via a spacious landing featuring fitted carpet and a striking glass balustrade and useful storage cupboard

The impressive bedroom one is positioned to the front of the property, being a generous sized double, with ample space for freestanding furniture, fitted carpet and a front-facing window. Sliding doors open into a separate dressing area complete with a walk-in wardrobe providing excellent storage, a rear-facing window and loft access. The bedroom is further enhanced by its own en-suite shower room, fitted with a shower cubicle, low-level WC, pedestal wash hand basin, tiled flooring and an opaque rear window.

Bedroom Two is another spacious double bedroom situated to the front of the property, benefiting from fitted wardrobes, fitted carpet, a front-facing window and ample space for additional furniture.

Bedroom Three is a further generous double overlooking the rear garden and features fitted carpet, a built-in wardrobe and plenty of room for freestanding furnishings.

Bedroom Four is another well-proportioned double room, currently utilised as a home office, offering excellent versatility with a front-facing window and space for bedroom furniture if required.

Completing the first floor is the stylish family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC and vanity wash hand basin with storage beneath. Attractive tiled flooring, patterned part-tiled walls and an opaque rear-facing window complete the room.

Outside, the rear garden offers a wonderful outdoor retreat for the whole family. A generous patio provides the perfect space for outdoor dining and entertaining, whilst steps lead to a substantial lawn bordered by mature shrubs. A gravelled area with raised beds will appeal to keen gardeners, whilst a decked seating area creates an additional place to relax and enjoy the peaceful surroundings. The garden also benefits from an outside tap, a useful garden shed, direct internal access into the garage, fenced boundaries providing excellent privacy and a side gate leading back to the front of the property.

Viewing is highly recommended to fully appreciate the size, quality and versatility of this outstanding family home. Beautifully presented throughout, occupying a peaceful position and offered to the market with no upward chain, this exceptional property presents a fantastic opportunity to acquire a spacious forever home in one of Burton-on-Trent's most desirable locations.

Viewing Strictly Through Liz Milsom Properties
To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.









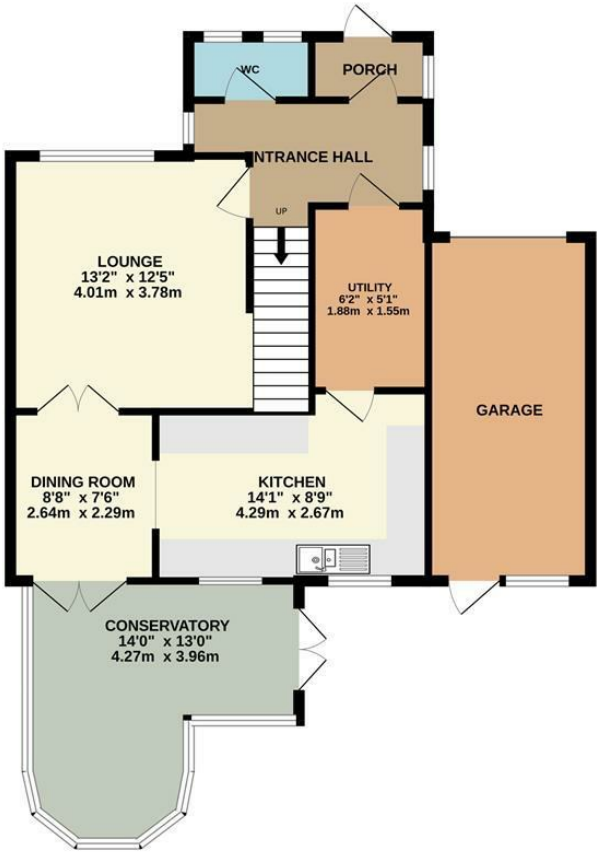

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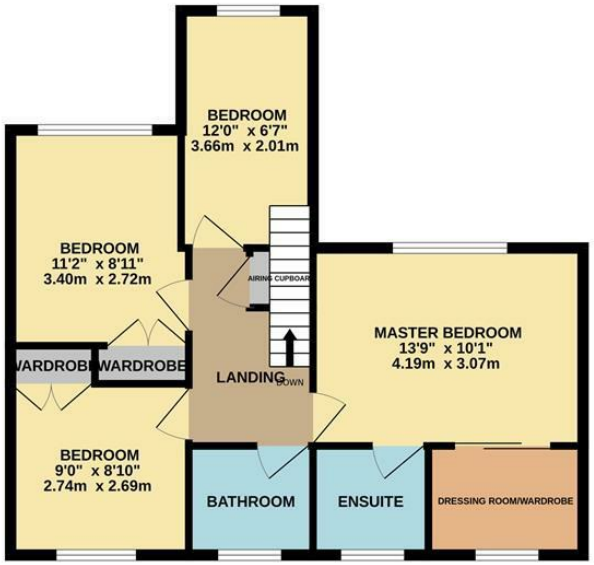

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GROUND FLOOR



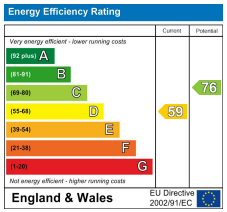
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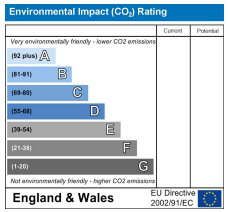


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

For Sat nav purposes use the postcode DE15 9GW





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COUNCIL TAX

Band: C
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
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GENERAL INFORMATION
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MONEY LAUNDERING
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