



Woods Lane, Burton On Trent, DE15 9DD

£150,000



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9DD  
£150,000**

Located on the sought after Woods Lane in Stapenhill, this traditional three-bedroom end-terrace home offers a superb opportunity for buyers seeking space, character and a project they can truly make their own. The property benefits from an exceptionally long rear garden that provides huge potential for landscaping, play areas, vegetable plots or future extension (subject to planning).

Stapenhill remains one of Burton's most popular residential areas thanks to its riverside green spaces, excellent bus routes, and access to schools, Burton & South Derbyshire College. Local shops, takeaways, parks, and everyday amenities are all within a short walk. Stapenhill Gardens, with its ornamental displays and river views, is just a minute away — ideal for dog walkers and families.

Inside, the property retains its traditional layout with two large reception rooms and an extended kitchen. Although updating is required, the home has excellent proportions and clear potential to add value and modernise. The first floor offers three good-sized bedrooms, and the enormous garden makes this a standout opportunity for buyers looking for outdoor space rarely found in this price range. The property does have on street parking only, though there are no houses opposite so parking is generally available directly out front.

**ROOM-BY-ROOM DESCRIPTION**

**Ground Floor**



Hallway (0.80m x 0.79m / 2'7" x 2'7")

A small entrance hall with stairs rising to the first floor and access into both reception rooms. Space for coat hooks and shoe storage.

Living Room (3.14m x 3.42m / 10'3" x 11'2")

A bright front-facing reception room featuring a traditional bay window, high ceilings and a fireplace. Plenty of space for sofas and additional furniture. Ideal as the main lounge.

Dining Room (3.61m x 3.45m / 11'10" x 11'3")

A second generous reception room overlooking the rear garden, featuring another fireplace and ample floor space. This room works perfectly as a formal dining room, second sitting area, set directly next to the:

Kitchen (3.28m x 2.14m / 10'9" x 7'0")

Extended galley-style kitchen with fitted units, worktops, stainless steel sink, tiled flooring and wall tiling. A large window brings in good natural light. Although dated, the space is extremely workable for now, and ripe for refurbishment. Door leads to the garden and bathroom.

Bathroom (2.55m x 1.96m / 8'4" x 6'5")

Located to the rear with bath and shower over, WC and wash basin. Space and plumbing for washing machine and dryer. Window provides ventilation. Scope to modernise into a spacious and bright family bathroom.

First Floor

Bedroom One (3.15m x 3.95m / 10'4" x 12'11")

Large double bedroom with front-facing window. Built-in storage cupboards and plenty of scope to redesign. Bright and spacious.

Bedroom Two (3.58m x 2.77m / 11'8" x 9'1")

A good-sized second bedroom overlooking the rear garden. Neutral décor and plenty of floor space for wardrobes, desk or bedroom furniture.

Bedroom Three (3.28m x 2.17m / 10'9" x 7'1")

A very usable third bedroom, ideal as a child's room, nursery, workspace or hobby room. Views over the long garden.

OUTSIDE

Front

Small forecourt garden with boundary wall to separate the house from the road.

Rear Garden

A standout feature of this property — the garden is significantly longer than average. Featuring paved patio near the house, large lawned areas, mature planting, space for play, vegetable beds, sheds, greenhouses and more. A superb plot for families, gardeners or those looking for outdoor workshop space.

Outbuilding / Workshop

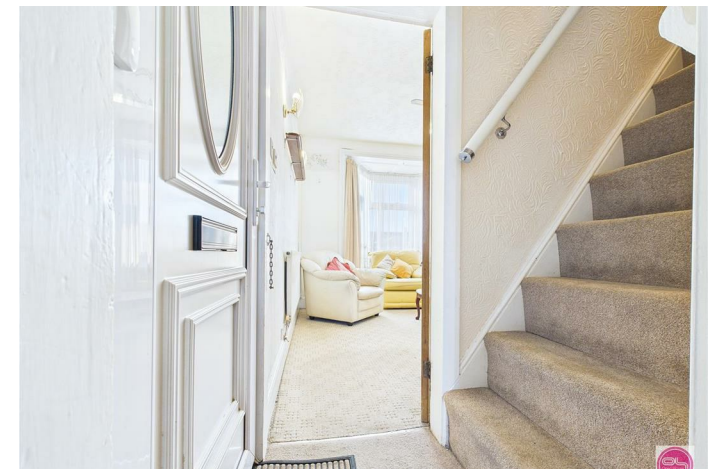
Substantial outbuilding with windows. Perfect for storage, hobbies, DIY workspace or potential conversion.

ADDITIONAL INFORMATION

Additional Information

- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: TBC
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be





relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

#### Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

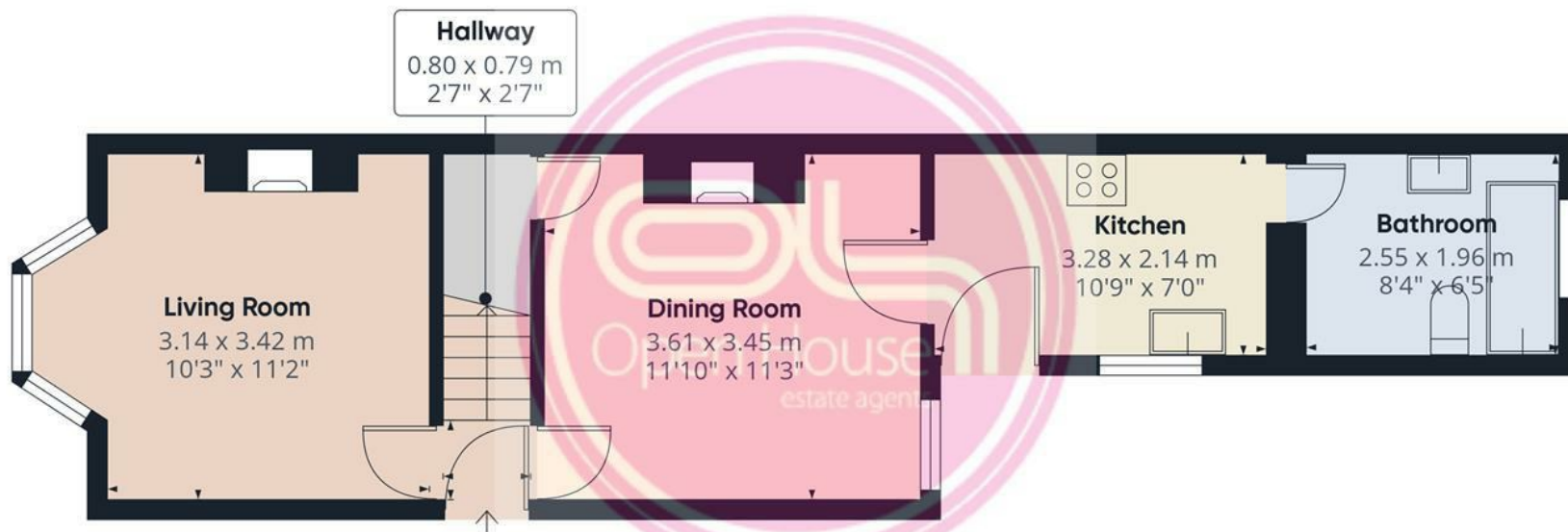
#### Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1

**GLA<sup>(1)</sup>**

82.72 m<sup>2</sup>  
890.38 ft<sup>2</sup>

**Total**

82.72 m<sup>2</sup>  
890.38 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft  
are excluded


Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### LOCAL AUTHORITY

East Staffordshire

### TENURE

Freehold

### COUNCIL TAX BAND

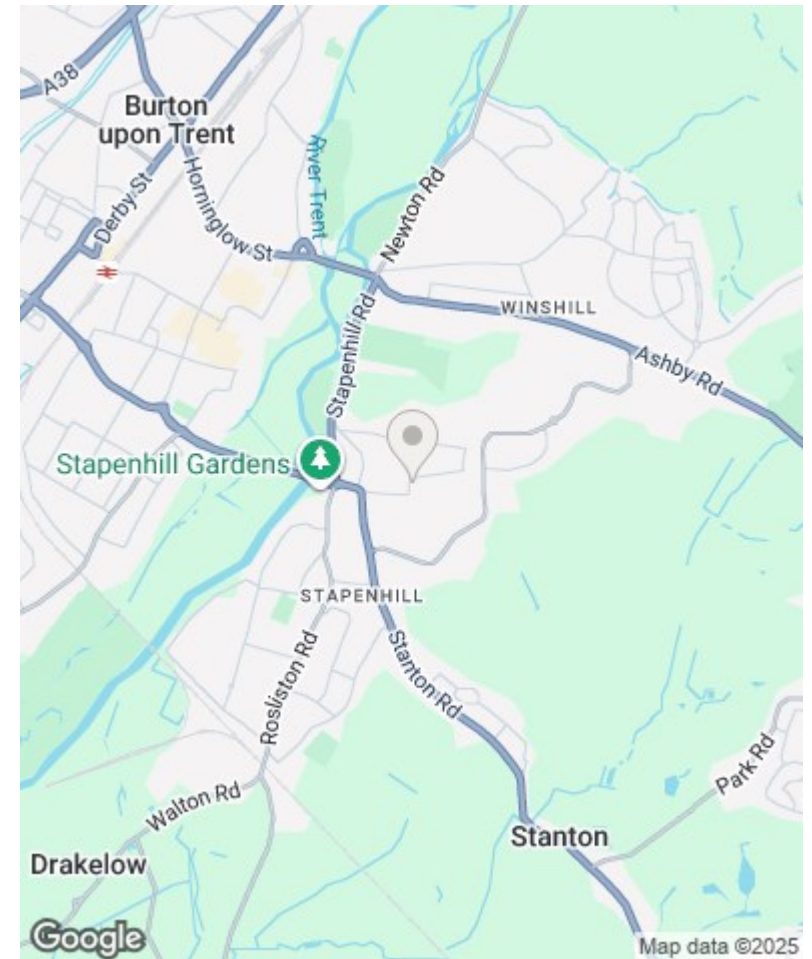
A

### VIEWINGS

By prior appointment only

## PROPERTY SUMMARY

- Traditional and spacious three-bedroom end-of-terrace / No upward chain
- Opportunity to add value
- Substantial rear garden
- Two generous reception rooms with bay window to the front lounge
- Extended galley-style kitchen with dual-aspect windows
- Downstairs family bathroom with bath and shower
- Large workshop/outbuilding
- Room to extend with correct plannings
- Close to Stapenhill Gardens, riverside walks & excellent schools
- On street parking only - though no houses opposite so parking generally available directly outside



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