



SCOFFIELD  
STONE



### 9 Leyfields Farm Mews, Anslow, Burton on Trent, DE13 9UD

£275,000

Chain free and beautifully presented, this two bedroom mid terraced cottage sits in a small, exclusive development on the edge of sought after Anslow. Featuring a lounge, diner with French doors, a stylish kitchen with integrated appliances, driveway parking, garage opposite and an enclosed garden.

## Summary Description

Set within an exclusive, small development on the northern edge of highly regarded Anslow, this two bedroom mid terraced cottage is offered chain free and presented in excellent condition. Ideal for first time buyers, downsizers or investors, the property combines a calm countryside setting with practical day to day convenience, including driveway parking and a single garage positioned directly opposite.

Inside, an inviting entrance hall leads through to a bright lounge, diner with French doors opening to the rear garden and a side window that adds extra natural light. The focal point is an Adam style fireplace with a living flame gas fire, complemented by exposed ceiling beams and wall lighting for a warm, homely feel. The kitchen is well planned with shaker style units, stone worktops and a traditional Belfast sink, plus integrated oven, gas hob, extractor, fridge, freezer and slimline dishwasher, alongside space and plumbing for a washing machine. Upstairs, the landing provides useful storage and access to a part boarded loft with fitted ladder. There are two well proportioned bedrooms, plus a bathroom with a bath and plumbed shower over.

Anslow is a popular village with a strong community feel, surrounded by open countryside yet within easy reach of Burton upon Trent for shopping, supermarkets, cafes and further leisure facilities. There is good access to local schooling in and around the area, and the A38 and A50 are both convenient for commuting towards Derby, Lichfield and beyond. Burton railway station provides wider connections, while local bus routes help with day to day travel.

## Entrance Hallway

Carpeted, front aspect part glazed wooden stable door to main entrance, radiator, telephone point.

## Lounge/Diner

13'7" x 17'2" (4.16 x 5.25)

Carpeted, rear aspect wood effect upvc double glazed French doors to garden and side window, Adam style fireplace with wooden mantle, stone effect hearth and living flame gas fire, tv point, two radiators, wall lights, exposed beam to ceiling.

## Kitchen

7'6" x 11'7" (2.31 x 3.54)

Having wood effect ceramic tiled flooring, front aspect wood effect upvc double glazed window, fitted wall and floor units to shaker style with stone worktops and tiled splashbacks, inset ceramic Belfast sink with chrome mixer tap, integrated electric oven with gas hob and extractor hood over, integrated fridge/freezer, integrated slimline dishwasher, under counter space and plumbing for washing machine, under counter lighting, radiator.

## Stairs and landing

Carpeted, wooden staircase, built in storage cupboard, access to roof space.

## Bedroom One

13'11" x 11'6" (4.25 x 3.53)

Carpeted, rear aspect wood effect upvc double glazed window, radiator.

## Bedroom Two

10'5" x 9'7" (3.19 x 2.93)

Carpeted, front aspect wood effect upvc double glazed window, over stairs airing cupboard with wall mounted gas combination boiler, radiator.

## Bathroom

5'11" x 7'0" (1.82 x 2.14)

Having ceramic tile effect cushion flooring, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and plumbed shower over, radiator.

## OUTSIDE

### Frontage

A block paved pathway leads to the main entrance with lawn greeting the house.

### Garage and Driveway

Directly opposite the house you will find a block paved driveway for one vehicle and single garage with wooden up and over door.

### Rear Garden

Accessed via the lounge you will find a modest enclosed garden which has been landscaped to provide a mixture of block paved patio, ornamental lawn, gravel pathways and herbaceous planting.

## Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Through a removable loft hatch, then from a step ladder (no loft ladder fitted)

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

For further information please visit:  
<https://moverly.com/sale/HPrxt4ssEUgDnQNsP3EHE/view>

#### **Disclaimer 03/2021**

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

#### **Buying to Let?**

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

#### **Location / what3words**

///persuade.guarding.ultra

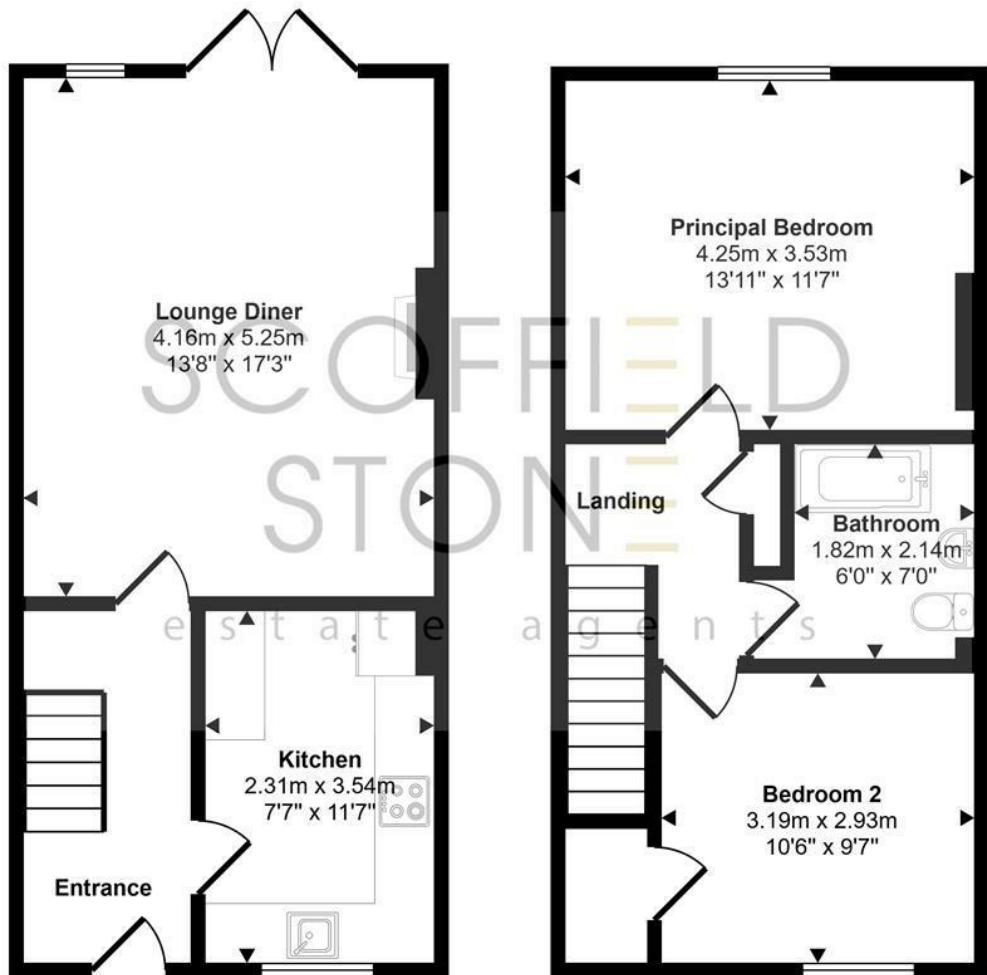
#### **ID Checks for buyers**

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100  
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Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor

Approx 37 sq m / 401 sq ft

First Floor

Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



	Energy Efficiency Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	85	73

	Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-44) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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