

Beamhill Road, Anslow, Burton-On-Trent, DE13 9QN

Nicholas Humphreys

Asking Price £295,000

A spacious detached family home occupying a sought-after semi-rural position along Beamhill Road in Anslow, set back from the road with ample off-road parking and an extensive rear garden backing directly onto open farmland.

The accommodation features an impressive extended open-plan lounge diner with bay window and patio doors onto the garden, fitted kitchen with adjoining utility area, guest cloakroom and separate shower room.

To the first floor three good-sized bedrooms and family bathroom. Offering excellent potential for further extension, subject to the necessary consents, this delightful home is conveniently positioned for local schools, amenities and Burton-on-Trent. Offered with no upward chain and immediate vacant possession.





The Accommodation
Occupying a highly regarded semi-rural position along the popular Beamhill Road in Anslow, this detached family home is set well back from the road and enjoys ample off-road parking for several vehicles, together with an extensive rear garden backing directly onto open farmland. Offering generously proportioned and extended accommodation, the property presents an excellent opportunity for a future owner to create a delightful family home, with further potential for extension, subject to the necessary planning permissions and consents. The property is offered for sale with no upward chain and immediate vacant possession.

The accommodation is approached through a front entrance door leading into an enclosed entrance porch, with a further door opening into the welcoming reception hallway. A staircase rises to the first-floor accommodation, while doors provide access to a useful guest cloakroom, fitted with WC and hand wash basin, together with a separate shower room incorporating a shower enclosure.

A particular standout feature of the home is the impressive extended open-plan lounge diner. The lounge area is positioned to the front elevation and features a bay window providing an abundance of natural light, together with a radiator and newly fitted carpet. The carpet continues seamlessly through into the extended dining area, creating an excellent family and entertaining space, with patio doors opening directly onto the extensive rear garden and providing an attractive outlook towards the farmland beyond.

The fitted kitchen offers a selection of base cupboards and drawers with preparation work surfaces, cooker space with extractor hood above and three further freestanding appliance spaces. A double-glazed window enjoys views across the rear garden, while open-plan access leads through to the adjoining utility area. The utility provides additional freestanding plumbing and appliance space for a washing machine, together with a radiator and door giving direct access onto the rear garden.

To the first floor, the property provides three well-proportioned bedrooms. The generous master double bedroom is positioned to the front aspect and benefits from newly fitted carpet, while the second bedroom enjoys views over the extensive rear garden and open farmland beyond. This bedroom also incorporates a useful cupboard housing the gas-fired combination boiler, which supplies the domestic hot water and central heating system. A further good-sized third bedroom completes the sleeping accommodation.

The family bathroom is fitted with a three-piece white suite comprising WC, hand wash basin and panelled bath with central mixer tap and shower above, complemented by wall tiling and a glazed shower screen.

Outside, the property occupies an established and generously proportioned plot. To the front is ample off-road parking for several vehicles, while the extensive rear garden is a particularly appealing feature of the home. An initial paved patio provides an ideal outdoor seating and entertaining area, beyond which lies a substantial lawn with a combination of fenced and mature hedgerow boundaries. The garden extends towards the far rear and backs directly onto open farmland, creating an attractive semi-rural outlook and a wonderful sense of space.

The size of the plot may also offer scope for further extension or development of the existing accommodation, subject to obtaining the necessary planning permissions, building regulations and other relevant consents.

Situated within the sought-after village location of Anslow, the property combines a semi-rural setting with convenient access to Burton-on-Trent, a variety of local amenities and a selection of schools. With its extensive garden, farmland views, generous accommodation and considerable future potential, this is a home that warrants an internal inspection to fully appreciate the opportunity on offer.

Offered for sale with no upward chain and immediate vacant possession. Viewings strictly by appointment only.

Enclosed Porch

Hallway

Guest Cloakroom

Separate Shower

Lounge
6.78m x 3.71m max (22'3 x 12'2 max)

Dining Room
3.81m x 3.07m (12'6 x 10'1)

Kitchen
3.94m x 2.08m (12'11 x 6'10)

Utility Room
3.58m x 0.91m (11'9 x 3'0)

Bedroom One
3.71m x 3.20m (12'2 x 10'6)

Bedroom Two
3.35m max x 3.00m max (11'0 max x 9'10 max)

Bedroom Three
3.73m max x 2.29m max (12'3 max x 7'6 max)

Bathroom
2.11m x 1.83m (6'11 x 6'0)

Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: D
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Any property backing onto fields and farmland cannot be guaranteed to be so in the future, due to changes in government and local planning. Draft details awaiting vendor approval and subject to change



















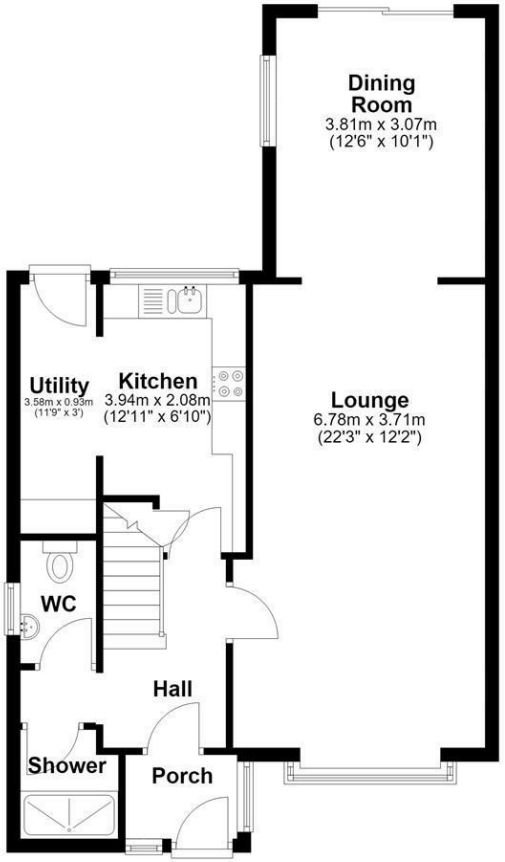




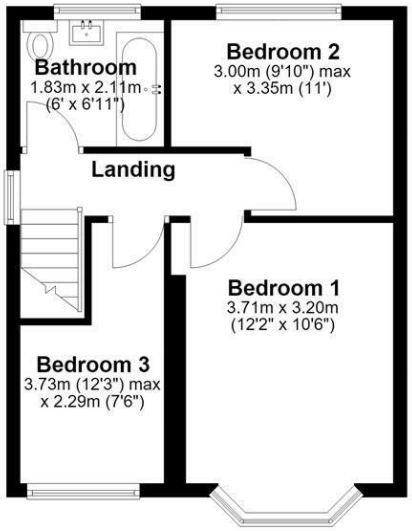




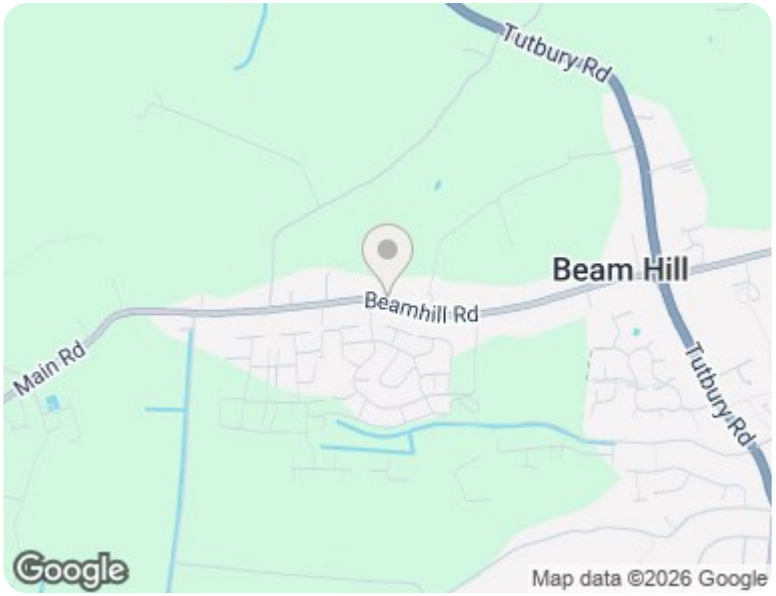
Ground Floor

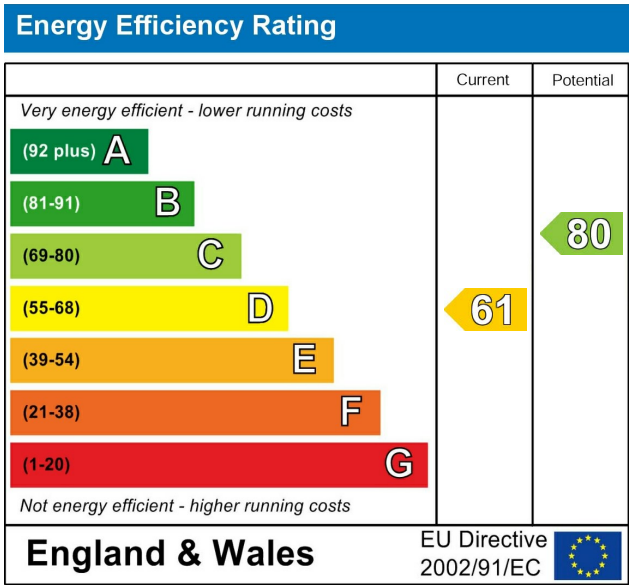


First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.





This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

Important Notes, Charges & Selective Licence Areas **Council Tax Band D** **Freehold**

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme