


**19 Wetherel Road**
**Burton-On-Trent, DE15 9GW**
**Offers over £450,000**

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properties

# 19 Wetherel Road, Burton-On-Trent,  DE15 9GW

***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 19 Wetherel Road. A superb opportunity to acquire this beautifully presented four-bedroom detached family home, ideally positioned within a quiet and highly desirable location in Burton-on-Trent. With the added bonus of being available with NO UPWARD CHAIN. Offering spacious and thoughtfully maintained accommodation throughout, the property features a stunning recently refitted Howdens kitchen, generous separate dining room, spacious lounge with walk in bay window, modern en-suite to the master bedroom & fabulous family bathroom and a particularly impressive landscaped rear garden. With ample off-road parking, integral garage and excellent family-sized living, this wonderful home is perfectly suited to modern family life and early viewing is highly recommended.

- Fantastically presented four-bedroom detached family home in highly sought-after setting
- Recently refitted Howdens breakfast kitchen with central island & separate utility
- Formerly a Five Bed the property benefits from Four Double bedrooms , three with fitted wardrobes
- Beautifully landscaped, private non-overlooked rear garden
- Ideal family home offered with NO UPWARD CHAIN !
- Spacious bay-fronted lounge with feature fireplace
- Separate dining room with patio doors to the garden
- Family Bathroom & En Suite Shower room
- Large driveway providing ample off-road parking & Integral garage with light, power and electric roller door
- EPC: C/ TAX BAND : E









**Location**
Situated on the popular Wetherel Road in Burton-on-Trent, this attractive four-bedroom detached home enjoys a convenient and family-friendly setting within the DE15 9GW postcode. The property benefits from excellent access to local amenities, including well-regarded schools, supermarkets, and everyday shopping facilities, all within easy reach. Burton town centre is just a short drive away, offering a wider range of retail, dining, and leisure options, along with the mainline railway station providing links to Derby, Birmingham, and beyond. For commuters, the A38 and A50 road networks are readily accessible, making travel across the Midlands straightforward. Pleasant nearby parks and green spaces further enhance the area's appeal for families and outdoor enthusiasts alike.

**Overview**
Situated on a highly sought-after and quiet setting in Burton-on-Trent, this fantastically presented four-bedroom detached family home offers spacious, stylish and well-maintained accommodation ideal for modern family living. The property enjoys excellent curb appeal with a large driveway providing ample off-road parking and leading to the integral garage, which benefits from light, power and an electric roller door, alongside a low-maintenance gravel frontage with established shrubs and beautiful wisteria enhancing the exterior when in bloom. A canopy porch opens into a wide and bright entrance hallway with useful understairs storage and access to the guest cloakroom/WC, spacious lounge and recently refitted kitchen.

The ground floor guest cloakroom benefits from a low level wc , wash hand basin and opaque window to the front aspect.

The generous front-facing lounge centres around an attractive non operating feature fireplace with Victorian cast iron and tiled back plate and benefits from a walk-in bay window flooding the room with natural light, while modern wood and glass doors lead through to the rear dining room with wooden flooring and sliding patio doors opening onto the garden. Whilst a door provides access to the beautiful breakfast kitchen.

The recently installed Howdens kitchen in elegant midnight blue is a true highlight, finished to a high standard with sleek wall and base units, quartz rolled-edge work surfaces, integrated appliances such as dish washer, drainer sink, five-ring gas hob, double oven, with further space for appliances. A central island perfect for family dining and entertaining. The kitchen also provides access to a practical utility room, internal garage door and side access to the garden.

To the first floor are four well-proportioned double bedrooms and a superb family bathroom With large airing cupboard, access to roof space which is partially boarded and opaque double glazed window to side aspect.. The impressive master bedroom enjoys two front windows, fitted wardrobe space and a modern en-suite shower room. The en-suite benefits from a modern and contemporary three piece suite comprising: Low flush WC, wash hand basin with useful vanity storage, tiled shower cubicle with mains-fed drench shower, tiled splashbacks and polished tiled flooring, radiator and extractor fan ,opaque side window while bedrooms two and three overlook the private rear garden both benefiting from the added bonus of fitted wardrobes and bedroom four benefits from a dormer window to the front elevation. The family bathroom is particularly spacious and fitted with a traditional four-piece suite including a roll-top freestanding slipper bath and separate curved shower cubicle, low level wc ,pedestal wash hand basin, white heated towel rail, complimentary part tiled walls, radiator, shaver socket, ceiling extractor fan with down lighters and opaque double glazed window to rear aspect.

Externally, the beautifully landscaped and non-overlooked rear garden is a standout feature, thoughtfully tiered with Spanish terracotta and patterned patio area, attractive wall boundaries, established shrubs and borders, multiple lawned levels, an elevated seating terrace, canopied pergola ideal for entertaining and a useful garden shed and the added bonus of a custom made greenhouse, all combining to create a private and impressive outdoor space.

Overall, this superb home offers generously sized, beautifully presented accommodation in a peaceful and highly desirable location, making it an excellent choice for families.

**Viewing Strictly Through Liz Milsom Properties**
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9.00 am – 5.30 pm Monday - Thursday
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9.00 am – 2.00 pm Saturday
Closed - Sunday

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**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.

**Making An Offer**
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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**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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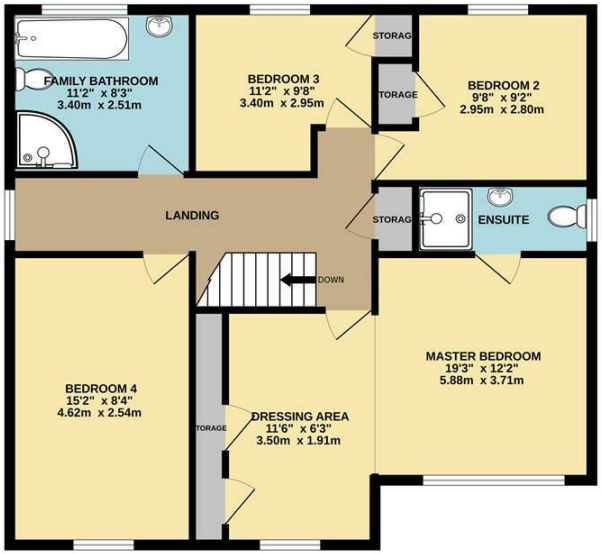
## Directions

For Sat nav purposes use the postcode DE15 9GW

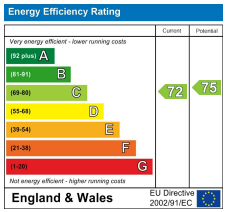
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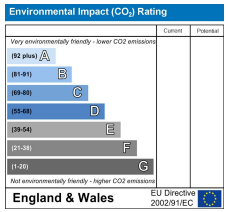



1ST FLOOR




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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**COUNCIL TAX**

Band: E
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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