

Swarbourn Court

Newborough, Burton-on-Trent, DE13 8SB

John 
German





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£410,000

A delightful three bedroom end-terraced cottage style home forming part of an exclusive development within this popular village. Set within attractive garden overlooking fields to the rear. Jam packed full of character features. This is a MUST VIEW property!



Newborough is a desirable village location with a popular coffee shop, a stunning church and the "outstanding" village school. The annual well dressing event reaffirms the local community spirit. The Meynell Arms at Hoar Cross, Hoar Cross Hall and St Georges Park are also local to the village, and there are links via the A515 to Lichfield and the A50 plus access to Burton on Trent.

A solid oak entrance door opens into the hall with useful storage options, a door to the ground floor WC with hand wash basin and further storage cupboards. The hallway also leads to the front living room which is well proportioned with a double-glazed window to the front providing ample natural light. This room also comprises a stunning brick fireplace with beam over. Following on from the living room you enter a spacious dining kitchen occupying the full width of the property and features a comprehensive range of base and wall units, ceramic sink, mixer tap, oven, fitted hob, extractor fan, integrated freezer and offers space for a washing machine. The room is fitted with ceramic tiled floors and has ample space for a dining table or as the seller's currently have it set out – another living area or snug. To the rear of this room is the double-glazed window and door out to the rear garden.

The return staircase leads to the first-floor landing which gives you access to three good sized bedrooms and the family bathroom. The large master bedroom includes fitted wardrobes and has ample natural light provided by a window at the front. The en-suite bathroom to the master is fitted with walk in shower, hand wash basin, WC and extractor. The second bedroom is double in size and includes fitted storage with a rear aspect window overlooking the garden as well as the fields. The third bedroom makes a great single bedroom or large home office which also has a rear aspect window with a great view. The family bathroom is easily accessed from all bedrooms with it being central to the landing. The bathroom includes a hand wash basin, WC and shower over bath.

Outside the property is set back from the road with a communal parking area and well-established front garden. The rear garden offers great countryside views and includes two patio areas, slate chippings, a variety of shrubs, superbly maintained garden and summer house. To the side of the property is another patio area which currently consists of raised sleepers and a garden shed. The summerhouse is generously sized and makes for a perfect additional entertainment space such as a summer bar or painting room. Swarbourn Court is a well-appointed property that must be viewed to appreciate the space and features on offer.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Communal parking

Electricity supply: Mains. **Water supply:** Mains

Sewerage: TBC. **Heating:** LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

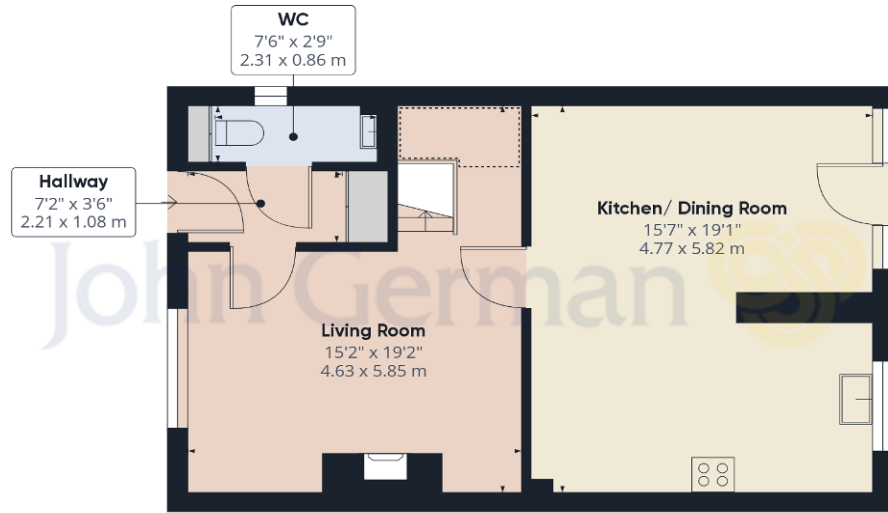
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05062024

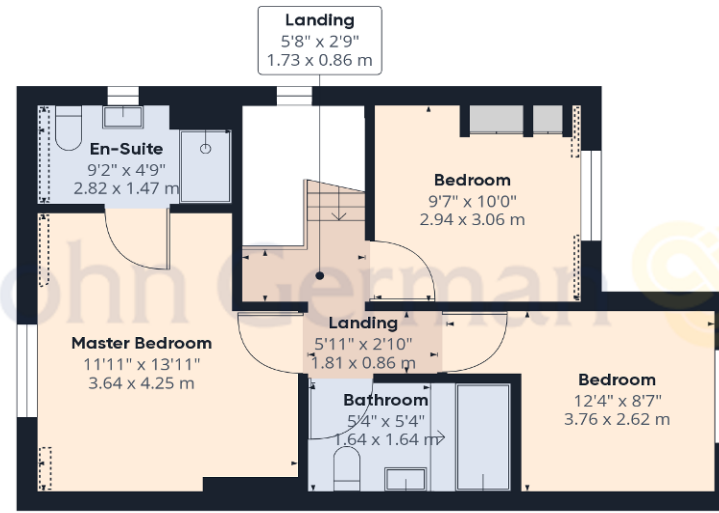
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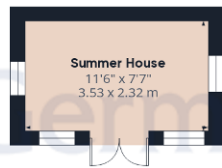




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1125.49 ft²
104.56 m²

Reduced headroom

22.59 ft²
2.1 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		



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