

Main Street

Tatenhill, Burton-on-Trent, DE13 9SD

John 
German





Main Street

Tatenhill, Burton-on-Trent, DE13 9SD

Guide Price £500,000

A fully refurbished detached house in the historic quiet village of Tatenhill lying in a deep valley sheltered by rolling hills to the north west and south east. The house stands within extensive gardens which are mature in character and benefit from wildlife ponds and attract a huge number of different species.

Wyvern enjoys a lovely village setting being well placed for the A38 that gives access to Lichfield, Burton, Derby and the north, the M6, Birmingham relief road and the south. The neighbouring village of Barton under Needwood with its excellent array of amenities and Barton Marina. Tatenhill has a village pub, local church and the historic Battlestead Hill. It lies within the school catchment for John Taylor High School, John Taylor Free School and good local primary schools.

Accommodation

Set back from the road beyond a block paved driveway that gives access to both garages and side access to the rear garden. An entrance door opens into the reception hall with stairs to first floor, cloakroom with WC and shower plus a useful under stairs cupboard.

The lounge has an open fire with tiled hearth and surround, and double-glazed doors French doors open out to the rear patio. Wooden internal doors open to the dining area.

The family kitchen and dining room has a refitted range of units, a larder unit plus a double pantry unit and Zenith 12mm work surfaces compliments a grey laminate floor. Integrated appliances include a double split level oven, induction hob, dishwasher and tall fridge. The dining area has French doors leading out to the patio.

A utility area has been created within the integral garage having plumbing for a washing machine and vent for a tumble dryer together with a worktop and shelving.

On the first floor the front facing master bedroom has a fitted wardrobe plus a storage cupboard and its own en suite. Bedroom two has fitted wardrobes, storage cupboards, a built-in desk area and enjoys fantastic views over the rear garden. Bedroom three overlooks the side and the main family bathroom is fully tiled and has a white suite including a bath with a thermostatic shower over.

Bedroom four is located on the ground floor and is located off an inner hall. It is a double sized room that overlooks the front and has its own access to the ground floor WC/shower room.

Outside

There is a good-sized front garden and driveway access to ample parking which in turn leads to a decent sized garage with an electric up and over door plus a useful internal door to the kitchen. There is a second detached garage with an up and over door, side door and windows.

The rear garden is extensive backing onto open fields and the tree planted hills provide wonderful open views and uplifting aspects. There is a super patio which can be used for al fresco meals, barbeques or a place to relax. There is a greenhouse, orchards and wildlife ponds.

Note: The property benefits from solar panels which are owned outright and enjoy a quarterly income, the latest payment is available to view upon request.

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

Agents Note: The vendor of this property is an employee of John German.

Services: Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. We understand the property has oil central heating, there is gas available in Tatenhill but this can be applied for via the relevant gas company. The property has a new water treatment plant, emptied once a year at a cost of £125. Mains drainage is available in the village by application to Severn Trent.

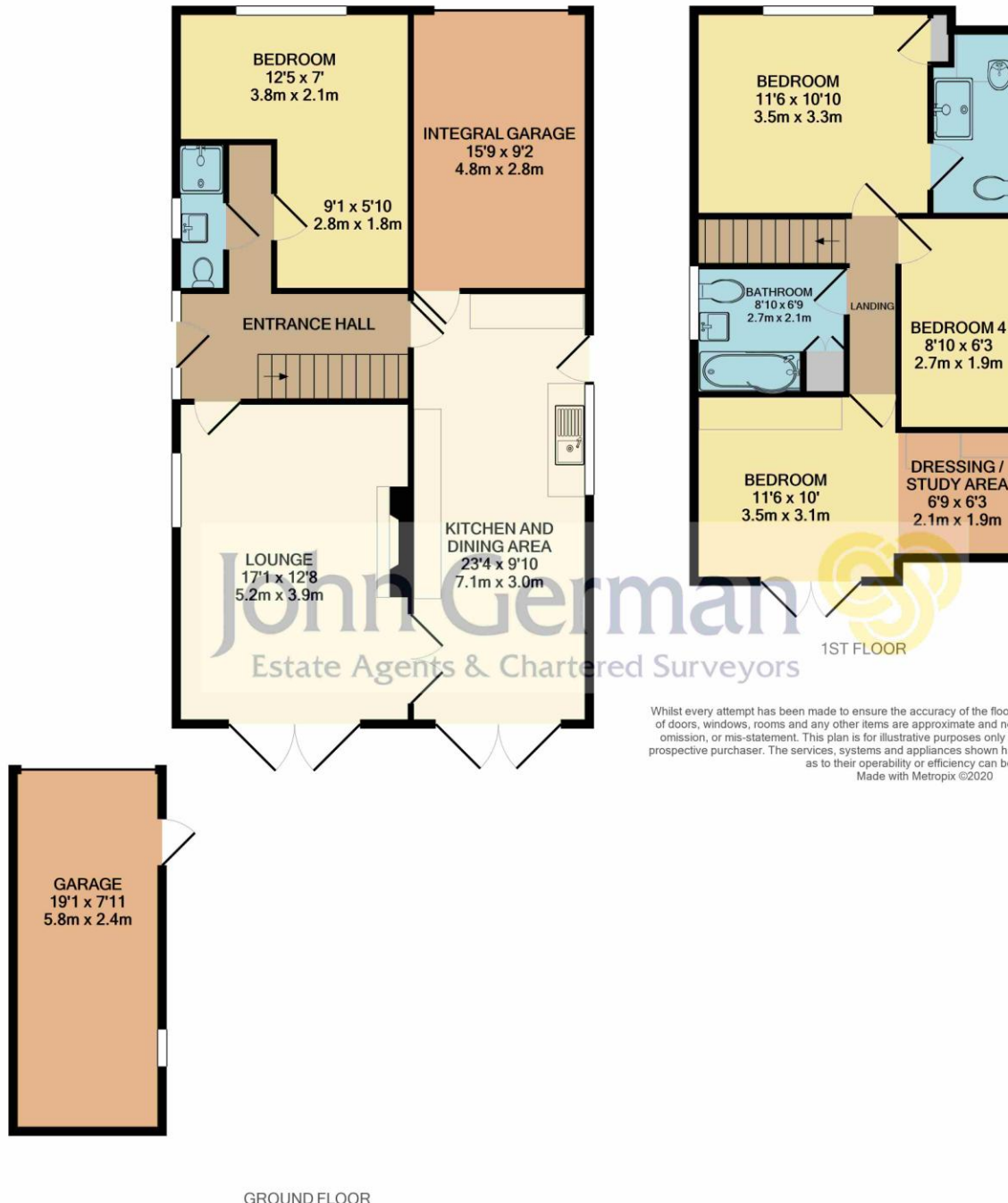
Useful Websites: www.environment-agency.co.uk www.eaststaffsbcc.gov.uk

Our Ref: JGA/23092020

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







Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



John German

21 Main Street, Barton under Needwood, DE13 8AA

01283 716806

barton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

