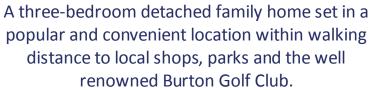
## Wetherel Road

Burton-on-Trent, Staffordshire, DE15 9GW







£250,000





The front entrance door opens into the hallway with stairs rising to the first floor and doors leading to the lounge and guest WC which is fitted with a two piece suite.

The spacious lounge has a large front facing window, two further windows to the side and a feature gas fireplace.

Off the lounge double doors open into the dining room which overlooks the delightful rear garden and in turn gives access to the kitchen.

The kitchen is fitted with a range of base and eye level units, work surfaces, sink and drainer unit and integrated appliances including an oven, hob and extractor above. There is further space for appliances, a window overlooking the rear garden and a door gives access outside.

On the first floor landing there are doors to a useful storage cupboard, three bedrooms (two with fitted wardrobes) and the family bathroom which is fitted with a three piece suite comprising; bath with shower over, WC and wash hand basin.

Outside, the large rear garden is a delightful space with mature plants and shrubs .

To the front is a low maintenance garden, drive way providing off road parking, single garage and a side access gate leading to the rear.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** www.gov.uk/govemment/organisations/environmentagency

Our Ref: JGA/300523

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













# John German 🧐





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.

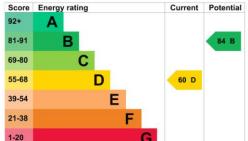
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

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

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## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

### 01283 512244

burton@johngerman.co.uk



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