

# St. Aidans Close

Burton-on-Trent, Staffordshire, DE13 0LQ

John   
German









# St. Aidans Close

Burton-on-Trent, Staffordshire, DE13 0LQ

£135,000

CASH BUYERS ONLY



A fantastic family home with a substantial rear garden, ready for a buyer to put their own stamp on and perfect for a family with an extended layout comprising three reception rooms, kitchen, three bedrooms, family bathroom, cul de sac location. No upward chain.



Situated in a popular residential location, handy for schools for all ages close by, is this semi detached home extended and offering perfect space for a family with a large rear garden.

The house is of non standard construction and set behind a small front garden with pathway leading to a canopy porch giving access to the front entrance door which opens into the hallway with window to side, staircase to first floor and doors leading off.

The lounge enjoys views to front with a fire surround providing the focal point and an archway creating an open plan feel, leading through to the dining room which has French doors opening out to the rear garden and door into the kitchen.

The kitchen is fitted with a range of base and eye level units with space for appliances, window to rear, built in storage cupboard, door returning to hallway and an archway into an inner hall where there is a ground floor wet room, a door out to rear garden, guest WC with close coupled WC and a door opening into a n additional reception room created by an extension with patio doors to side.

To the first floor, the landing has doors leading off to three bedrooms which share a shower room with shower cubicle, pedestal wash hand basin and WC.

The rear garden is an outstanding feature of the property with generous lawns, timber shed, established borders and a side entrance via gate.

Buyers note: We understand the property is of non standard construction and therefore cash buyers only as the property is currently not mortgageable. Please speak to the agent for information.

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

**Property construction:** Cussins PRC brick faced and render, tiled roof

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and 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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

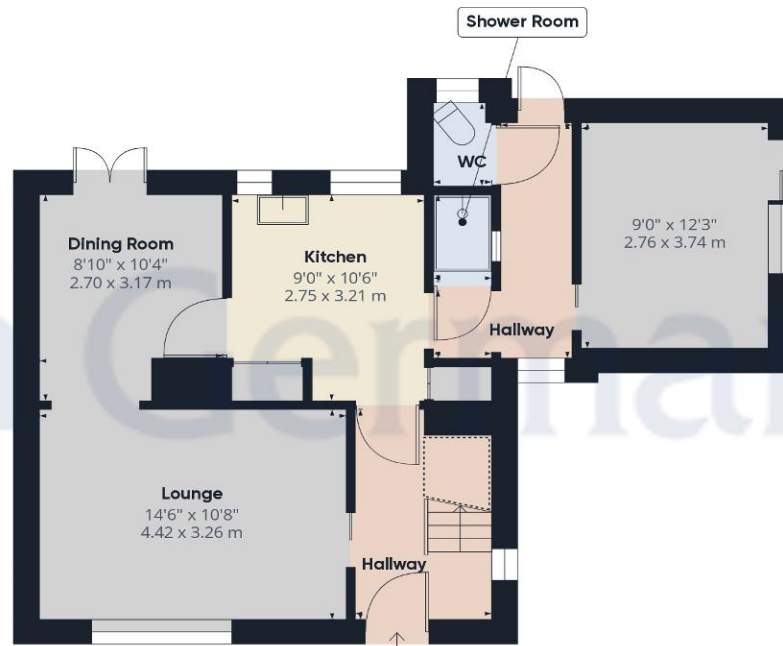
**Our Ref:** JGA/16042024

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.









Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1030.81 ft<sup>2</sup>  
95.77 m<sup>2</sup>

**Reduced headroom**

17.89 ft<sup>2</sup>  
1.66 m<sup>2</sup>

(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.

GIRAFFE360





### 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		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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