

Outwoods Street

Burton-on-Trent, DE14 2PL

John 
German





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£230,000

Beautifully presented Edwardian semi with plenty of charming original features with a modern twist. Spacious accommodation and a long rear garden, landscaped to provide a range of seating options, a spacious lawn and a stunning deck looking directly out onto the canal.



Entrance to the property is via an entrance hall with stairs rising to the first-floor landing. To the front of the property is a bay fronted lounge with picture rails and a coved ceiling. The focal point of the room is a stunning fireplace with an open fire, tiled splashback and ornate surround.

The second reception room is to the rear with a built-in under stairs storage cupboard, dado rail, picture rail, window to the rear and a cast-iron open fire.

The kitchen is fitted with a range of contrasting high gloss base and eye level units, roll edge worksurfaces with an inset stainless steel sink unit, exposed brickwork, a range cooker and plumbing for a washing machine. Off the kitchen is a very useful utility room with base and eye level units, roll edge worksurface, appliance space, a double glazed entrance door to the rear decking and an internal door leads to the bathroom. The bathroom is fitted with a full three piece suite in white comprising low flush WC, panelled corner bath and a wash basin with storage cupboard beneath. There is full height ceramic tiling, ceiling spot lighting and two double glazed windows overlooking the rear garden.

On the first floor the landing provides access to the bedrooms and WC and has a pull down hatch with fitted loft ladder. The loft space is fully plastered and carpeted with a central heating radiator and velux skylight providing great potential for a fourth bedroom (subject to buildings regulations).

Bedroom one is a lovely double bedroom with two double glazed windows overlooking the front elevation and a built-in over stairs storage cupboard.

Bedroom two is also a double bedroom with a double glazed window with views over the rear garden and canal beyond.

Bedroom three also enjoys views over the rear garden and canal.

There is a very useful WC also with a wall mounted washbasin, tongue and groove panelling to half wall height.

Outside to the front of the property is an enclosed paved frontage with a wrought-iron gate opening off the pavement. To the side of the property is a shared passage providing access to the rear.

The rear garden is a lovely size and has been thoughtfully landscaped to provide plenty of seating options starting with a split level deck with a brick built outhouse leading onto a long lawned area with ornamental borders. To the rear of the garden is a fabulous storage shed known as the 'party shed' providing plenty of storage or could be used as an entertainment space. Finally a paved patio rises up to another timber deck overlooking the canal and providing the perfect spot to while away the evening as the ducks glide past.

Note: British Waterways own the bottom of the rear garden fronting the canal for which the owners pay an annual rent.

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/government/organisations/environment-agency

www.eaststafsbcc.gov.uk

Our Ref: JGA/30012023

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







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1025.13 ft²

95.24 m²

(1) Excluding balconies and terraces

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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		



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