

Greenvale Close

Burton-on-Trent, DE15 9HJ



An attractive detached house situated in a popular residential location. The house offers excellent family accommodation.

£320,000



John German

An spacious enclosed porch opens to a reception hall which has stairs rising to the first floor landing and a cloakroom off with WC and wash hand basin.

The attractively fitted kitchen has an excellent range of cream units with contrasting wood effect work surfaces and a stainless steel one and half bowl sink and drainer, gas hob with extractor above, double oven and dishwasher.

The elegant, well proportioned lounge has a stone fireplace with gas coal effect fire. Double doors open to a separate dining room which in turn has glass double doors opening to the kitchen and further doors to the conservatory.

The first floor landing leads to four bedrooms, the principal bedroom being en suite and comprising shower, WC, wash basin, tiled floor and tiled splashbacks.

The family bathroom has a P shaped bath with shower and screen above, pedestal wash basin, WC, tiled floor and tiled splashbacks.

The house stands back from the road behind a brick block paved drive and lawned fore garden and gives access to the garage which also has a personal door into the reception hall and has space and provision for a washing machine.

There is gated access to the rear garden which has a paved terrace with steps up and lawns either side to a decked upper terrace.

The property is conveniently situated for the town centre which has a variety of amenities. Burton is also well situated for commuters with many road links to Midland commercial centres. There is also a railway station.

Agents note: Please note the Land Registry document refers to charges and a copy of the document is available upon request.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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

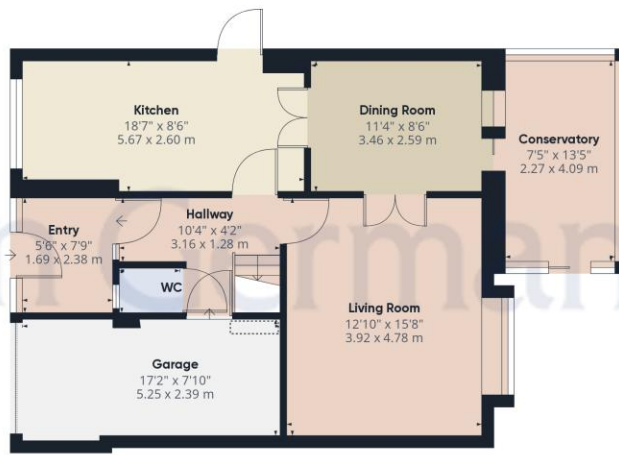
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/10052024

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

John German

Approximate total area¹⁾

1405.62 ft²
130.59 m²

Reduced headroom

2.81 ft²
0.26 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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

01283 512244
burton@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent