



John German

Enjoying a lovely cul-de-sac location is this detached three bedroom family home, set behind a driveway front garden and good sized rear garden with spacious lounge and dining kitchen. Offered for sale with the advantage of no upward chain.

Offers Over £200,000



John German

Situated in an established residential location enjoying a lovely cul-de-sac position is this detached family home, well placed for schools for all ages and available for sale with the advantage of no upward chain.

Set behind a block paved drive and a lawn front garden with a side entrance door opening into the hallway having staircase off to first floor and doors leading off.

The lounge occupies the full front width of the property with a lovely bow window providing views to front together with a fire surround providing the focal point.

The dining kitchen is fitted with a range of base and eye level units with space for appliances, wall mounted gas central heating boiler and window and door opening out to the rear garden. There is also a good size and very useful understairs storage cupboard.

To the first floor, the landing has a storage cupboard and doors leading off to three bedrooms. The master is a particularly good size double with plenty of space for a bed, wardrobes and bedroom furniture. A window frames views to rear.

Bedroom two is also a double, while bedroom three is a comfortable single.

All three bedrooms share a family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a side entrance via gate.

Agents note: The property is not registered on Land Registry.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband 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 C

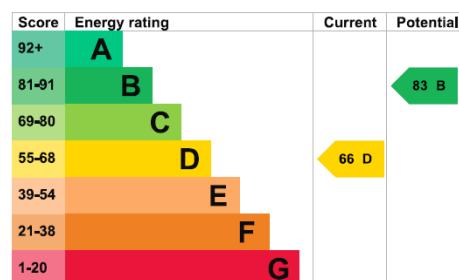
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/21082024

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John German

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

01283 512244

burton@johngerman.co.uk

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

Agents' Notes

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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.

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