

Ashworth Avenue

Burton-on-Trent, DE15 9GN

John German





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Offers over £350,000

Located in the heart of Brizlincote Valley is this executive four-bedroom detached home offering great potential. For sale with no onward chain and boasting approx. 1366 sq. ft throughout this property provides a solid foundation for creating a modern family home.

Welcome to Ashworth Avenue, Stapenhill, an executive four-bedroom detached home that offers an excellent opportunity for those looking to personalise their next property. Situated in a sought-after location, this spacious home boasts a layout perfect for modern family living, with plenty of potential to update and transform it into your dream home.

The ground floor features a welcoming living room with large bay window to front, a separate dining room, and a conservatory that overlooks the rear garden, providing a versatile space for families. The kitchen, while functional, offers scope for modernization and could easily become the heart of the home. The kitchen offers matching wall and base units, eye level electric oven, induction hob with cooker hood above and plumbing for dishwasher. Off the kitchen is the conveniently located utility room, which has plumbing for washing machine and houses a tumble dryer. To finish the ground floor living accommodation there is a downstairs WC off the hallway.

Upstairs, the home continues to impress with four generously sized bedrooms. The overall structure and layout make this property a fantastic canvas for those looking to put their own stamp on it. The master bedroom enjoys an en suite, which comprises of a bathtub with mixer taps, wash hand basin and low-level flush w/c. The other three bedrooms are then served with a family bathroom. The family bathroom is a fully tiled suite, fitted with a shower enclosure, shaver point, wash hand basin and low-level flush w/c.

To the front, the home benefits from a sizable block paved driveway, which can be accessed directly off the main road or alternatively off Ashworth Avenue. This property enjoys a double garage which can be accessed from the front via up and over doors. The rear garden offers a well-maintained and private outdoor space perfect for family living. The garden offers a perfect blend of patio and greenery, ideal for outdoor dining and entertaining. The paved area is spacious enough for a large table set, while the lush surrounding trees and shrubs provide privacy and a peaceful atmosphere.

Located in the heart of Stapenhill, 3 Ashworth Avenue enjoys a prime position in a highly sought-after residential area. The property is surrounded by excellent local amenities, including a variety of shops, cafes, and supermarkets. Families will appreciate the proximity to well-regarded schools, ensuring quality education is just a short walk away. For commuters, this address offers superb transport links, with easy access to the A38 and A444, connecting you to nearby towns and cities such as Burton upon Trent and Derby. Public transport options are also readily available, with regular bus services providing reliable connections.

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:** Driveway and double garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 E

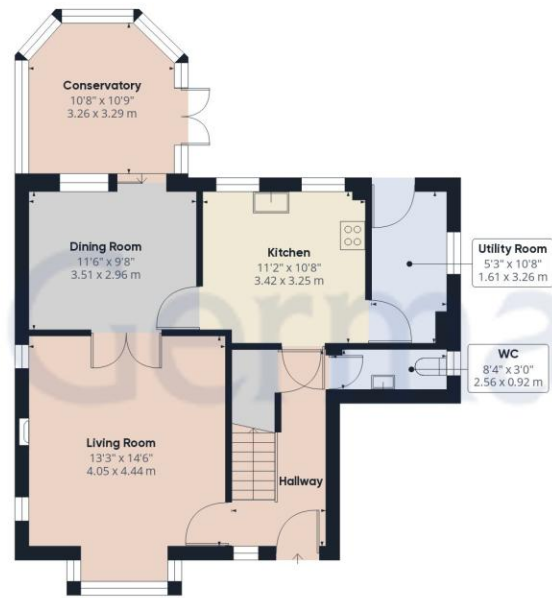
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA23082024

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⁽¹⁾

1386.93 ft²

128.85 m²

Reduced headroom

0.11 ft²

0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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