

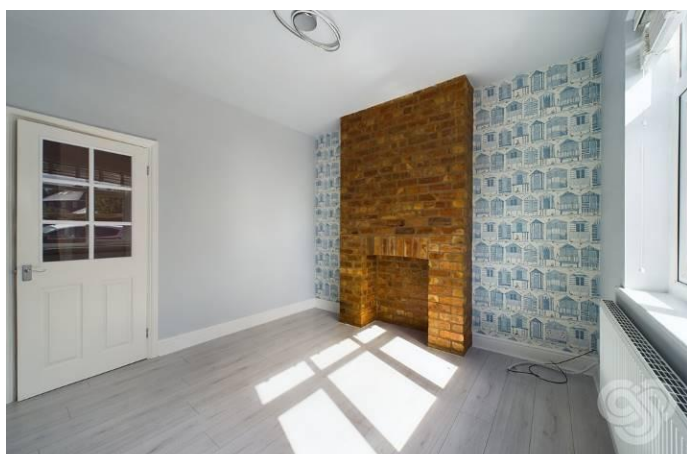
Siddalls Street

Burton-on-Trent, DE15 0LX



Located in the heart of Burton-on-Trent is this well presented three bedroom semi detached home on Siddalls Street. Boasting THREE DOUBLE sized bedrooms and being offered for sale with no onward chain. This home is a brilliant opportunity for first time buyers and investors alike.

£200,000



John German

Upon entering the property, the home opens up to a bright and airy hallway which allows access to the ground floor living accommodation. To the right of the hallway, you will find a spacious reception room with a brick-built chimney breast. The kitchen is located at the bottom of the hallway. The sellers have done a brilliant job in creating a modern fitted kitchen with appliances throughout, featuring matching wall and base units, eye level electric oven, integrated microwave, induction hob with cooker hood above, integrated fridge freezer and integrated dishwasher. An external door off the kitchen follows to the large rear garden. To finish the ground floor living space, the home boasts a separate living room which is a flooded with natural light with a bay window to front.

The first floor offers three generous sized bedrooms which can all comfortably fit a double bed and ample bedroom furniture. The first floor also benefits from a contemporary family bathroom. The bathroom comprises a bath with shower above, low level flush w/c and wash hand basin.

Externally the home boasts an amazing sized rear garden. The garden is mainly laid to artificial lawn and is privately enclosed to the perimeter by a brick wall. The garden also offers a decking space, which is a perfect space for outdoor entertaining. To the front, this home has a charming frontage with bark laid to the front and a pathway leading to the front door.

Located on Siddalls Street in the heart of Burton-on-Trent, this property enjoys the benefits of a vibrant and well-connected community. The area provides a variety of shops, cafes, and restaurants, ensuring all your daily needs are within easy reach. Families will appreciate the proximity to reputable schools which include Tower View Primary School, Abbot Beyne School, Winhill Village Primary and Nursery School and many more. For commuters, the location offers excellent transport links, with easy access to major roads such as the A38 and A50, connecting you to Derby, Birmingham, and beyond. Burton-on-Trent railway station is also nearby, providing regular services to major cities.

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 – Brand new Worcester boiler with a 5 year warranty

The property has been insulated internally.

(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 B

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/12092024

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.







AWAITING EPC MEDIA



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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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