

Byron Avenue

Stapenhill, Burton-on-Trent, DE15 9LH



A traditional semi detached on a fantastic corner plot offering tremendous scope and potential to modernise in your own style with two reception rooms, kitchen, three bedrooms, family bathroom and driveway to front.

£170,000



John German 

Situated in a lovely cul-de-sac location is this semi detached home, ready for its new owner. The house stands on a fantastic corner plot with driveway to front and gardens wrapping around to the side and rear. The interior of the property is ready for a buyer to modernise and improve in their own style while offering plenty of scope and potential.

The front entrance door opens into the hallway with staircase off to first floor and doors leading off. There are two reception rooms on the ground floor, the first of which is a light and spacious lounge with window framing views to front, alongside a dining room/sitting room with window framing views to rear.

The kitchen is fitted with a range of base and eye level units with oven and hob, and window and door to side, though the kitchen is ready for refitting.

To the first floor, the landing has doors leading off to three bedrooms; two doubles and a compact single. All sharing a bathroom with panelled bath, pedestal wash hand basin and WC.

Agents note: The property is not registered on the Land Registry. We understand that although the property has gas central heating, not all radiators are in working order.

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 B

Useful Websites: www.eaststaffsbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23092024

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

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Approximate total area⁽¹⁾

775.32 ft²
72.03 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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Agents' Notes
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