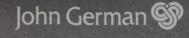
Ridgeway Road

Burton-on-Trent, DE15 9PZ

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Welcome to Ridgeway Road, a charming 3bedroom semi-detached home with a detached garage, situated in the ever-popular area of Stapenhill. This well-maintained property offers a versatile and practical layout, ideal for families or first-time buyers.



£190,000



As you enter, the bright and welcoming living room greets you with ample space for relaxation and entertainment. Flowing from here is the dining room, a perfect space for family meals and social gatherings, with easy access to the modern kitchen. The kitchen features a good range of matching wall and base units with worktops over, electric oven, induction hob with cooker hood above, plumbing for dishwasher and washing machine, sink and drainer. The kitchen also has an external door which leads to the side of the property. Upstairs, the property offers three well-sized bedrooms. The master bedroom is generously proportioned, with built in wardrobe furniture. The second bedroom provides ample space for a double bed and once again benefits from built in wardrobes, while the third bedroom could be used as a guest room, nursery, or home office. A modern family bathroom completes the first floor and has a shower enclosure, wash hand basin and low-level flush w/c.

To the front of this home, there is a charming and cute tiered garden which is stoned and gravelled for low maintenance. Steps and a pathway then leads to the front door of the porch. To the side is a shared tarmacadam driveway which leads onto the detached garage. The rear garden is enclosed to the perimeter by fences and is tiered. The first tiered space is fully decked, perfect for outdoor furniture, the sellers have cleverly utilised all of the space in the rear garden with another paved seating area over the garage which creates further seating area and is mainly laid to artificial grass. The garage is accessed via the front through up and over doors, with power and lighting throughout.

Located on Ridgeway Road in the heart of Stapenhill, this home enjoys close proximity to a wide range of local amenities, including shops, supermarkets, and highly regarded schools. Stapenhill offers a welcoming community atmosphere, with nearby parks and green spaces ideal for families and outdoor enthusiasts. For commuters, the property benefits from excellent transport links, with easy access to Burton upon Trent and major road networks such as the A38, connecting to Derby, Birmingham, and beyond.

Agents note: The driveway is shared with the neighbouring property 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: Shared Driveway / Garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: TBC See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B Useful Websites: www.gov.uk/government/organisations/environment-agency

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.

Our Ref: JGA30092024

















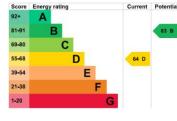


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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