

Saw Mill Way

Burton-on-Trent, Staffordshire, DE14 2JL



John German is delighted to present this modern and stylish two-bedroom end-of-terrace home, perfect for first-time buyers or those looking to downsize. Finished to a high standard, this property offers contemporary living in a desirable and convenient location.

£180,000



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Upon entering, you are welcomed by a bright hallway that leads to a modern, recently fitted kitchen, featuring matching wall and base units with walnut worktops above, base level electric oven, induction hob with cooker hood above, tiled splashbacks, space for fridge freezer and plumbing for washing machine. The hallway then follows on into the spacious living room with patio doors leading to the rear garden and having space for a dining table and ample living room furniture. The ground floor is then finished with a downstairs WC off the hallway.

With stairs from the living room leading to the first floor, this property boasts two generous sized, double bedrooms. The master bedroom benefits from an en suite shower room which features a shower enclosure, WC and wash hand basin. The first floor also enjoys a family bathroom, which is also a modern suite and comprises of a shower over bath, WC and wash hand basin.

Located in a sought-after residential area on Saw Mill Way, this property enjoys close proximity to a range of local amenities, including shops, schools, Queens Hospital and leisure facilities. The vibrant town centre of Burton-on-Trent is just a short distance away, offering a wide selection of restaurants, cafes and entertainment options. For those commuting, the property is well-connected to major road networks such as the A38 and A50, providing easy access to Derby, Birmingham, and other nearby towns. Families will appreciate the close proximity to good schools, such as Burton Fields School, Shobnall Primary & Nursery School and many more.

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

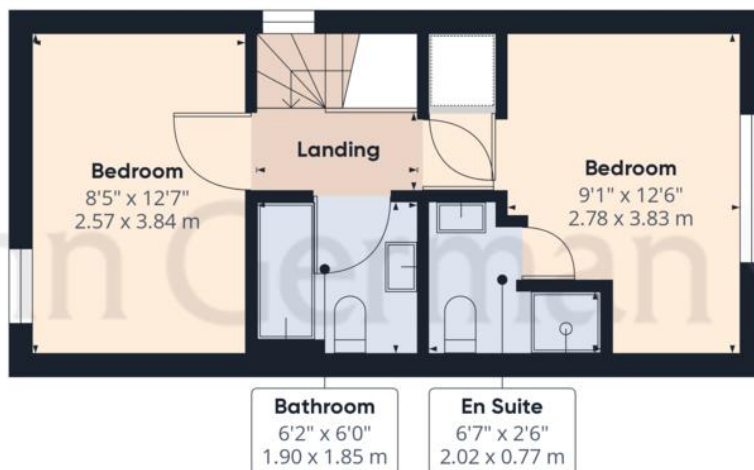
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/07102024

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⁾
645.83 ft²
60 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.

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Agents' Notes

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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.

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