

# Kinver Road

Burton-on-Trent, DE15 0AY

John German



FOR SALE  
John German  
Sales & Lettings  
01283 51244







# Kinver Road

Burton-on-Trent, DE15 0AY

£300,000

**A lovely modern detached home ready to move into standing on a substantial garden plot positioned at the end of a cul de sac with a large drive, garage, two reception rooms, kitchen, utility, three bedrooms, en suite and family bathroom.**





Situated in a popular residential location handy for schools of all ages is this impressive modern detached home set on an outstanding plot having substantial gardens wrapping around the front, side and rear plus the advantage of a large drive providing plenty of parking giving access to the garage with an up and over entrance door.

A front entrance door opens into the hall having stairs to the first floor and doors to the ground floor accommodation including the guest's cloakroom having a WC and wash hand basin.

The lovely lounge has window framing views to the front and a focal point fire surround. Sliding doors open into a dining room having French doors out to the rear garden. A door opens to the well appointed fitted kitchen equipped with a range of base and eye level units complemented by contrasting worktops and modern tiled splash backs. There is space for appliances, a window and French doors out to the rear garden plus a seating area.

Off the kitchen is a useful utility room with additional appliance space and a door to the side.

On the first floor are three bedrooms with the master enjoying views across the rear garden and its own modern en suite with shower cubicle, vanity unit with wash hand basin, storage and concealed cistern WC plus contemporary tiling and a chrome radiator.

Bedrooms two and three share the stylishly appointed bathroom having a panel, fitted vanity unit with concealed WC, wash hand basin and storage cupboards plus smart tiling.

The rear gardens are a stunning feature of this home having a large paved terrace ideal for outdoor dining and entertaining. Steps lead to up shaped lawns surrounded by abundantly stocked planted beds and borders perfect for all seasons plus a further seating area with a covered pergola over. The gardens wrap around to the side having a gravelled area, useful bin storage, shaped lawns and established borders. Side access leads to the front.

**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:** Off road parking      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

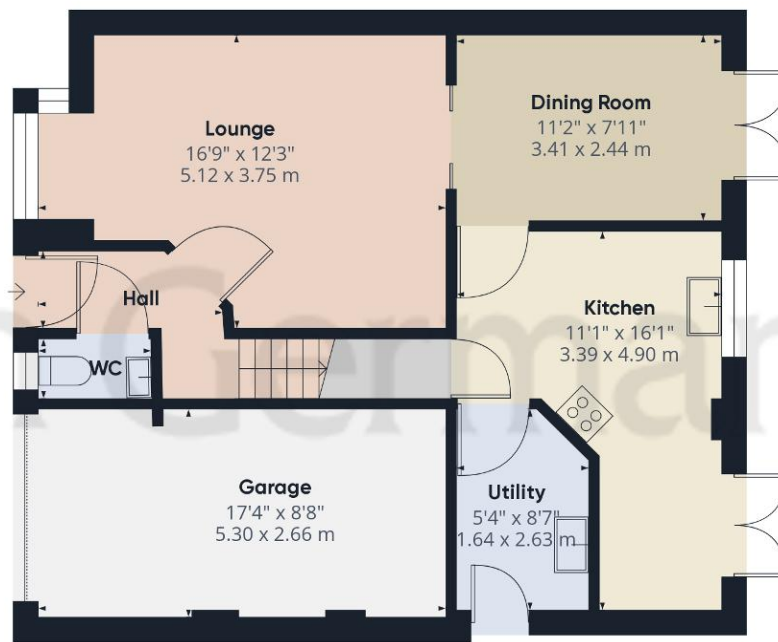
**Our Ref:** JGA/18102024

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.







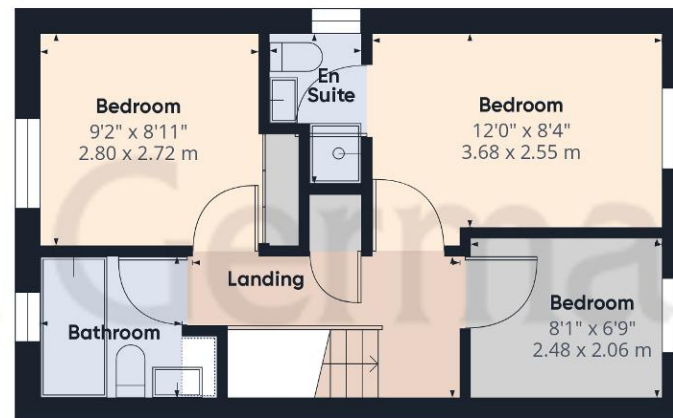


Ground Floor

Approximate total area<sup>(1)</sup>

1039.47 ft<sup>2</sup>

96.57 m<sup>2</sup>



Floor 1

(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





### 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





