

Kinver Road

Burton-on-Trent, DE15 0AY

John German



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£325,000

NO UPWARD CHAIN



A lovely four bedroom detached family home in a popular residential location, handy for schools for all ages. Briefly comprising spacious lounge, large dining kitchen, plus utility room, master bedroom with ensuite, garage, driveway and gardens.

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Set behind a good expansive driveway leading to an integral single garage with a lawned front garden and canopy porch to front. The front entrance door opens into a welcoming reception hallway with staircase off to the first floor and door leading through to a spacious lounge with fire surround providing the focal point and large picture window framing views to front. There is a useful understairs storage cupboard and double half glazed doors opening through into the highlight of the house which is a lovely open plan dining kitchen, equipped with a range of base and eye level units with work surfaces over, refitted and upgraded with integrated appliances including gas hob with extractor hood over, eye level double oven, space for a large fridge freezer, sink and drainer unit with spotlights through. Ample space for a dining table, and French doors opening out to the rear gardens. Off the kitchen is a useful utility room with additional appliance space and door opening out to the rear gardens, and the guest WC with close coupled WC and wash hand basin completes the ground floor accommodation.

To the first floor, the landing has doors leading off to four bedrooms. The master is a spacious double with window framing views to front, and a modern ensuite shower room with shower cubicle, vanity wash hand basin with useful storage cupboard under and WC. There are three further bedrooms, all sharing a family bathroom with panelled bath, WC and circular wash hand basin set in a vanity unit, and window framing views to rear.

Outside to the rear there is a paved area offering a lovely seating area ideal for outdoor entertaining, with steps down to a lawned garden with established borders.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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

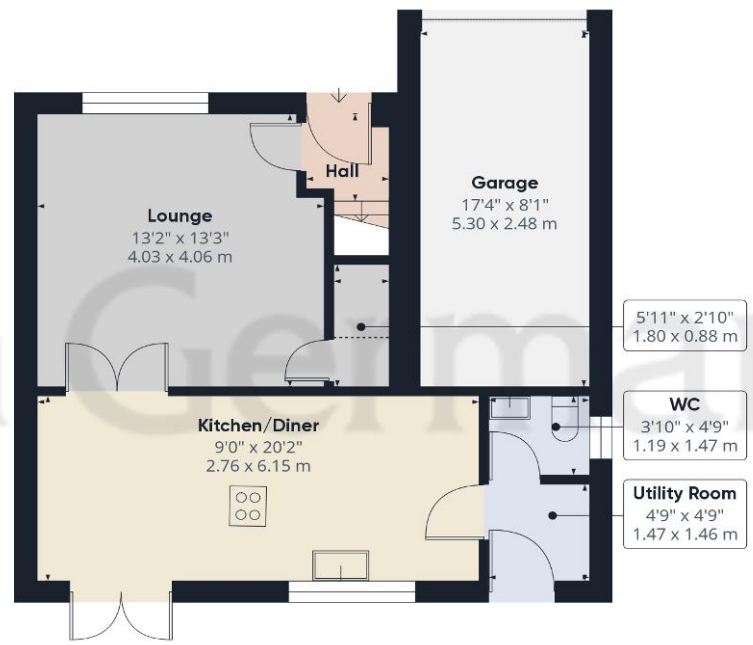
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA14012025

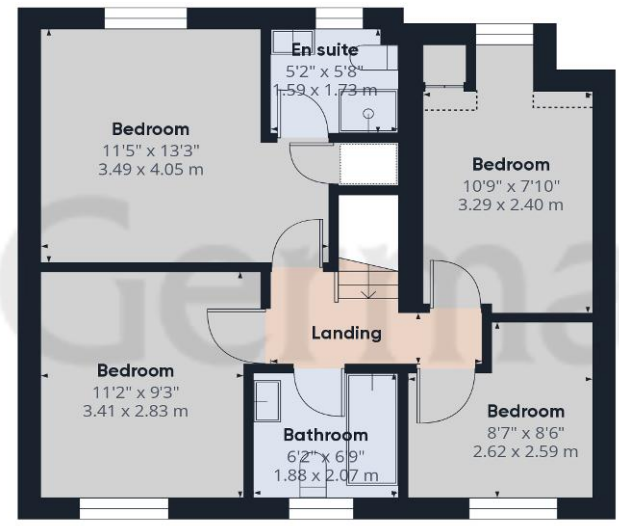
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Ground Floor



Floor 1

Approximate total area¹⁾
1101.16 ft²
102.3 m²

Reduced headroom
13.44 ft²
1.25 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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