

# Kinver Road

Burton-on-Trent, DE15 0AY

John German



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£350,000

A wonderful family home offering plenty of space, standing on a fantastic plot with a large of expanse of driveway together with a detached double garage and highlights including two spacious reception rooms plus conservatory, fitted dining kitchen and utility, master bedroom with en suite, three further bedrooms and family bathroom.



Situated in a lovely established residential location, handy for schools for all ages and just a short drive away from Burton-on-Trent town centre is this superb all round family home offering plenty of space on a fantastic plot.

Set behind a large expanse of block paved driveway providing plenty of off-road parking together the significant benefit of a detached double garage with twin up and over front entrance doors, useful boarded storage above and side door opening to the rear garden.

The front entrance door opens into a porch which in turn leads to a lovely entrance hallway with staircase off to first floor and doors leading off. To the right, the lounge is a room of generous proportions featuring a window front, fire surrounded providing the focal point and French doors opening through into a lovely conservatory, perfect for enjoying views of the garden. Across the hallway is the dining room, fantastic for entertaining, or this room could also be utilised as a home office/study/TV room/playroom, with window to front.

At the heart of the house there is a well appointed kitchen diner equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances, ample space for a dining or breakfast table and window to rear. A door leads to a useful utility room with additional appliance space, wall mounted gas central heating boiler, sink and door to rear.

To the first floor, the landing has doors leading off to four bedrooms. The master is a generous double with a modern en suite shower room having shower cubicle, fitted vanity wash hand basin, mirror, WC and towel rail/radiator. There are three further bedrooms sharing a family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear features a paved terrace, shaped lawn, established borders, a further lower level of gravelled area and side entrance via gate.

Viewing is highly recommended to appreciate the plot position and accommodation on offer.

**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 & double garage.

**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 E

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

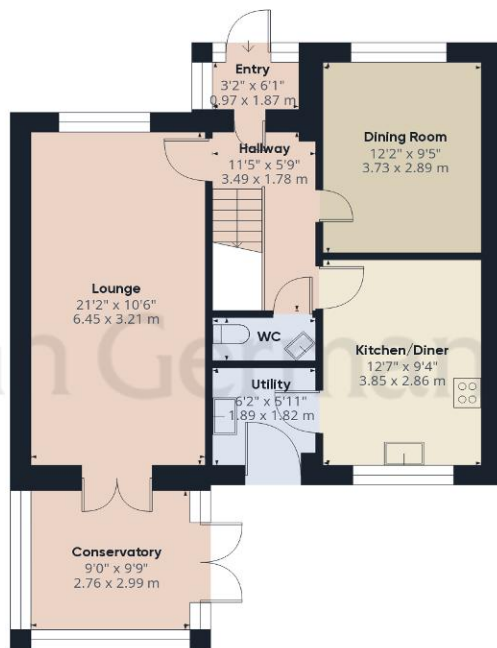
**Our Ref:** JGA/20022025

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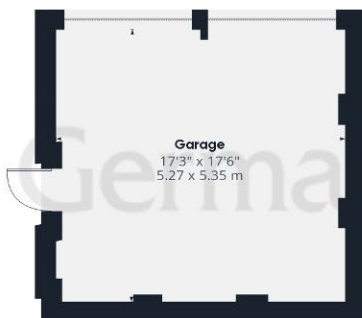




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1544.83 ft<sup>2</sup>

143.52 m<sup>2</sup>

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



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