



John German



Situated in a sought after location in Burton upon Trent is this three bedroom DETACHED family home. Benefitting from a quiet cul de sac position on Field Close and being an absolutely ideal purchase for first time buyers looking to get onto the property ladder.

£219,950

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To the front, the property benefits from a tarmacked driveway providing off-road parking alongside a lawned area, which offers potential for additional parking if desired. The garage can be accessed via a front door or an electric roller door and is fully equipped with power and lighting throughout.

The home then opens up into a hallway, which gives access to the main living areas of the home and stairs leading to the first floor.

The living room is located at the front of the property and features a bay window to the front, flowing through seamlessly to the dining room to the rear of the property which has patio doors leading to the rear garden.

Adjacent to the dining room is the fitted kitchen. The kitchen includes matching wall and base units with worktops above, stainless steel sink and drainer, base level electric oven, gas hob with cooker hood above, space for fridge freezer, plumbing for washing machine and external door leading to the rear garden.

To the first floor, this home benefits from three generous sized bedrooms. Two of which can comfortably take a double bed alongside ample bedroom furniture. All three bedrooms share a modern family bathroom which features a bath with mixer taps and shower over, wash hand basin and w/c.

The garden is a very private space, not particularly overlooked by neighbouring properties to the rear. Enclosed to the perimeter by wooden fencing, mainly laid to lawn and a door to the side leading to the internal garage.

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 & 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 C

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

Our Ref: JGA/18032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



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Approximate total area⁽¹⁾
1000.39 ft²
92.94 m²



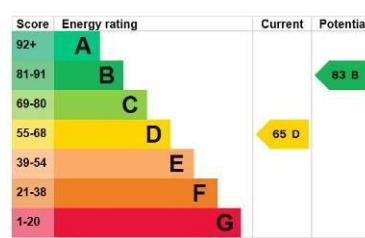
(1) Excluding balconies and terraces

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 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

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.

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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.

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.