Grange Street Burton-on-Trent, DE14 2ET











Set behind a lawned front garden and driveway which has gated access through to a carport which in turn leads to a detached single garage with an up and over front entrance door and useful side door opening out to the rear garden.

A side entrance door from the carport opens into the entrance hallway where there is a useful understairs storage cupboard and doors leading off.

The lounge is spacious, occupying the full front width of the property with a fire surround providing the focal point together with a large picture window framing views to front. A door leads through to a hallway area with staircase off to first floor and access through to the dining room which has French doors opening out to the rear garden.

The kitchen adjoins the dining room, potentially giving the opportunity to knock these two rooms into one in the future, subject to the relevant permissions. Currently fitted with a range of base and eye level units with worksurfaces over, space for appliances, an integrated oven, hob and extractor and window framing views to rear.

To the first floor, the landing with window to side has doors leading off to three bedrooms, all sharing a smart modernised family bathroom comprising panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

The garden to rear features a paved terrace, shaped lawns and side access via the carport.

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, carport & 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 B

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

Our Ref: JGA/13032025

qualified professional in their relevant field.

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

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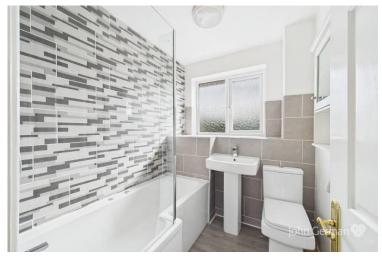












John German 🧐





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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Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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