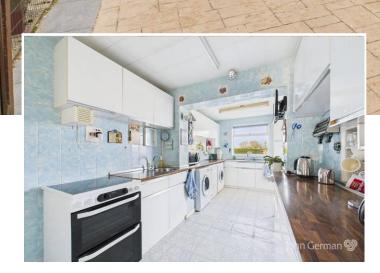
Beamhill Road

Anslow, Burton-on-Trent, DE13 9QN







A wonderful home ready to a buyer to modernise in their own style in a fantastic non estate location backing onto fields. With the benefit of a large driveway, garage and workshop, two reception rooms, extended kitchen plus utility room, three bedrooms and family bathroom. No upward chain.

ohn Germar

Sec. 1

£325,000



Situated in a lovely and established non estate location is this impressive home ready for a buyer to modernise in their own style.

The house is set on a fantastic plot behind a large expanse of drive way providing plenty of off road parking and a lawned front garden with potential to further expand the drive way should a buyer wish. There is an electric roller door giving access to the garage.

The front entrance door opens into a glazed porch which in turn leads into a welcoming reception hallway with staircase off to first floor, understairs storage cupboard/pantry and doors leading off.

The lounge is a lovely light filled room with a bay window framing views to front and a curved feature wall together with a fireplace providing the focal point. Sliding doors open into a dining room, perfect for entertaining, with views across the rear garden.

At the heart of the house is an extended kitchen ready for modernisation, equipped with a range of base and eye level units with work surfaces over, space for appliances and window framing views across the rear garden. There is a side door out to rear and an internal door opening into a very useful utility room which has additional appliance space, WC, a useful store, and a door to a double glazed workshop offering a perfect hobby room, with a door out to the rear garden.

To the first floor, the landing has a window to side and doors leading off to three bedrooms. The master is a superb double with bay window to front, while bedroom two, also a good size double, enjoys fantastic views across the rear gardens and fields beyond. Bedroom three offers a single or ideal home office/study.

The shower room comprises shower cubicle, vanity wash hand basin with useful storage cupboard below, built in storage cupboard and a separate WC.

The rear garden is also a highlight of this home, with shaped lawns stretching up to the fields beyond.

Agents notes: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge. Probate has been granted.

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

Electricity supply: Mains

Water supply: Mains

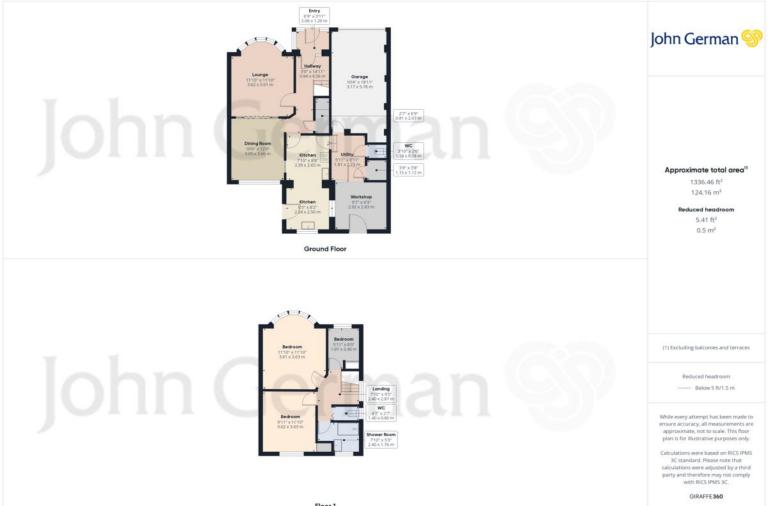
Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability). Broadband type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> 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: JGA/26032025

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.









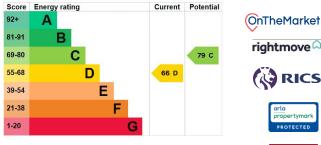


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

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 wereceive 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.



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