

# Main Road

Anslow, Burton-on-Trent, DE13 9QE

John German



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Anslow, Burton-on-Trent, DE13 9QE

£550,000

**With fields to side and rear this wonderful village home stands on a substantial garden plot of approx. 0.2 acres having a large driveway, detached double garage, 3 reception rooms plus conservatory, fitted kitchen, utility, master with en suite, 3 further bedrooms & family bathroom, all set in a desirable semi rural location.**

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This wonderful home stands on a fantastic and substantial garden plot of approx. 0.2 acres with the advantage of countryside views to the rear and side elevations, and neighbours just to one side.

The pretty and sought after village of Anslow is perfectly placed for countryside walks and within easy reach of the nearby centres of Burton-on-Trent, neighbouring village of Barton under Needwood, Uttoxeter, Lichfield and beyond. The village has a popular pub, church and primary school that feeds into John Taylor High School in Barton under Needwood.

The expansive driveway provides plenty of off road parking and access to a detached double garage with roller up and over door plus a pedestrian door to the rear. The well established front garden has a magnificent oak tree specimen covered by a Tree Preservation Order.

The front entrance door opens into a glazed porch that in turn leads into the welcoming reception hall with staircase to the first floor and doors to the ground floor accommodation including a guest's cloakroom/WC.

There are three reception rooms, the first of which is on the left that is currently used as a home office/study but offers the potential as an addition sitting room, family room or occasional fifth bedroom, overlooking the front garden and enjoying field views to the side.

Along the hall is spacious lounge having a focal point fireplace and wide patio doors framing fantastic views over the rear garden and providing access to the patio. Double doors open to an adjoining dining room, perfect for entertaining having French doors into a double glazed conservatory featuring a glazed roof and French doors to rear.

The kitchen has a range of base and eye level units with worksurfaces, an integrated oven, hob and extractor, a sink and drainer unit plus space for further appliances. A window overlooks the side and a door leads into a useful second part of the kitchen with additional cupboards and a further door into a good sized utility room with additional appliance space, cupboards and a handy second door to the rear garden.

On the first floor landing, doors give access to the four bedrooms and the family bathroom. The incredibly spacious master bedroom has views to the front and the luxury of its own en suite bathroom. Bedrooms two and three in particular have amazing views over the rear garden and fields beyond.

This property is highly energy efficient with the benefit of solar panels and a feed in tariff providing a level of income and free electricity when the sun shines!

**Buyers note:** We understand the property has spray foam in the loft with full installation details available from the office.

**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:** Mains 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 F

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

**Our Ref:** JGA/04042025





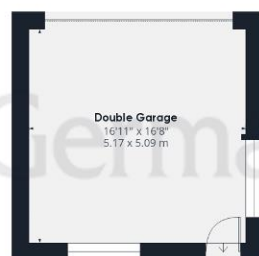




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

3461.68 ft<sup>2</sup>

321.6 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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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

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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.



#### John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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