

# Postern Road

Tatenhill, Burton-on-Trent, DE13 9SJ

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£425,000

Stylishly presented detached family home located in a sought after non estate location with a large drive, good sized garage, 3 reception rooms plus conservatory, impression open plan kitchen/diner, refitted en suite and bathroom plus established gardens.



Situated in a lovely non estate location with a favourable school catchment is this impressive detached home that is stylishly presented throughout. Postern Road is a stones throw from picturesque countryside and a few minutes drive from the town centre, schools for all ages, shops and amenities.

Step inside the front door opening into a welcoming reception hall with stairs to the first floor. The first of the three reception rooms is a light filled home office/study that has fitted storage and a useful internal door into the garage.

Double doors off the hall open into a spacious lounge with a cosy log burner, window to side and doors opening into a lovely conservatory featuring a glazed roof being a perfect spot to sit and enjoy views over the rear garden.

At the heart of the home is a fabulous dining kitchen equipped with a stunning range of units complemented by stylish wall tiling and work surfaces that extend into a breakfast bar. There is an integrated dishwasher and spaces for a range style cooker and a large American style fridge freezer. Decorative tiled floor extends into the good sized dining area where glazed double doors open into the lounge along with a useful side door plus patio doors out to the rear garden, perfect for family and entertaining.

Completing the ground floor is the guest's bedroom having a vanity unit with inset wash hand basin, WC, towel rail/radiator and window to side.

On the first floor are four bedrooms and a stunning modernised family bathroom having contemporary contrasting tiling and a suite comprising panel bath with shower and screen over, fitted vanity units with inset wash basin and WC, stylish radiator and window to side.

The good sized master bedroom has the luxury of its own refitted en suite shower room.

The property is set well back from the road behind an expansive driveway giving access to a good sized garage with up and over door. Side gated access leads to the pleasant rear garden with a paved patio area and good sized lawn beyond surrounded by planted beds and borders.

**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:** 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 E

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

**Our Ref:** JGA/08042025

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 AMLID 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 1<sup>st</sup> 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.





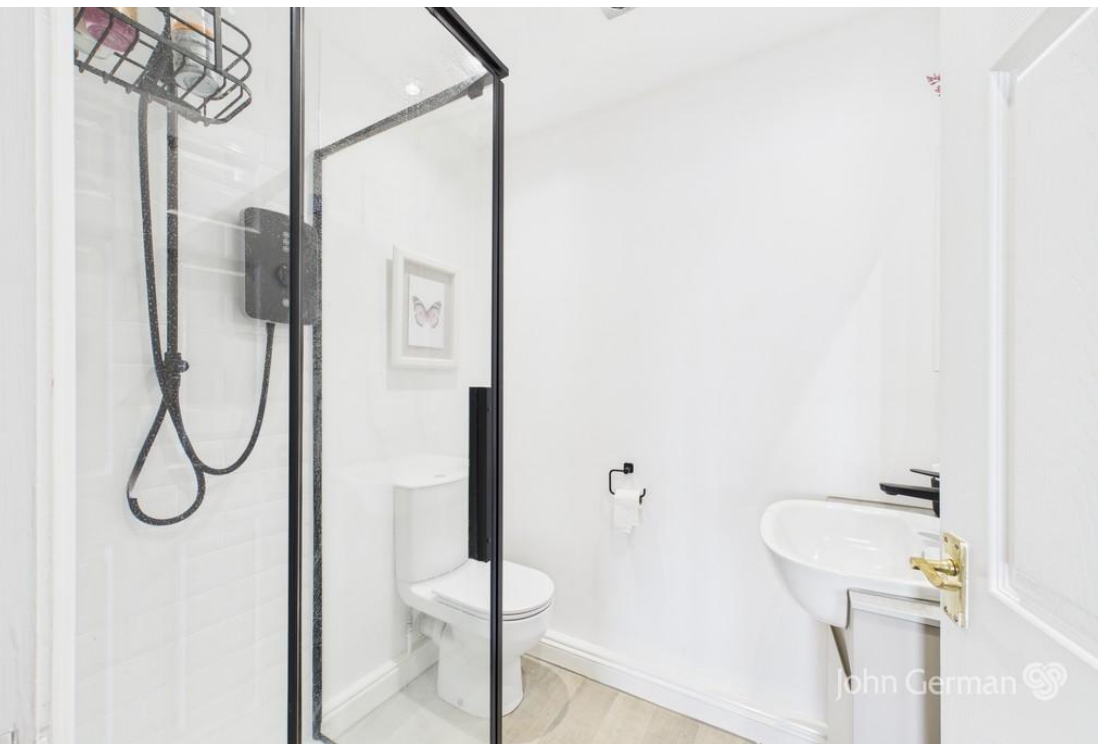






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**Approximate total area<sup>(1)</sup>**

1022.89 ft<sup>2</sup>

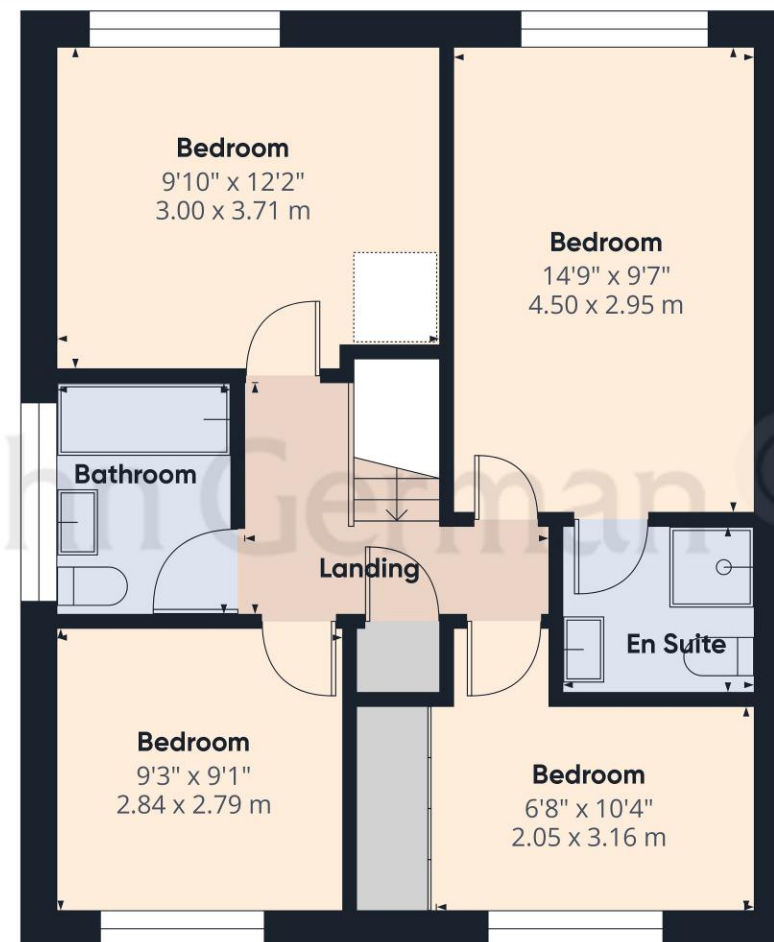
95.03 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.12 m<sup>2</sup>

**Ground Floor**



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

554.55 ft<sup>2</sup>

51.52 m<sup>2</sup>





### 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.

### 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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