



Offering a superb first time buy, downsize, family home or investment is this stylishly presented modern home with driveway and garden.

£215,000



Situated in a popular residential area of Burton-on-Trent, this well-presented 3-bedroom semi-detached home offers spacious and versatile accommodation, perfect for families, professionals, or first-time buyers. Set back from the road, the property enjoys a sense of privacy while still being within easy reach of local amenities, well-regarded schools, and transport links.

The generous living room features a bay window creating a bright and welcoming space. At the rear, the modern kitchen diner enjoys excellent natural light and benefits from French doors that open out to the garden-perfect for entertaining or relaxing. The kitchen is well-equipped with a range of top and bottom cupboards, a fitted oven with gas hob and extractor fan, a high-level integrated microwave, and designated space for a fridge freezer and washing machine. A downstairs WC adds extra practicality.

Upstairs, the Jack and Jill family bathroom connects both the landing and the master bedroom, includes a bath, separate shower, toilet and hand wash basin. The master bedroom also benefits from fitted wardrobes, providing ample storage space. The second bedroom is a good size, while the third is currently used as a study-offering flexible space for home working, guests, or a child's bedroom.

Outside, the property boasts a driveway with parking for two vehicles. The rear garden is thoughtfully landscaped and low-maintenance, featuring a lovely patio area, astroturf lawn, and raised decking-ideal for outdoor dining, children's play, or simply enjoying the sunshine.

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. There is an estate maintenance fee of £98 paid every 6 months.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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/09052025

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.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
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Agents' Notes

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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.

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