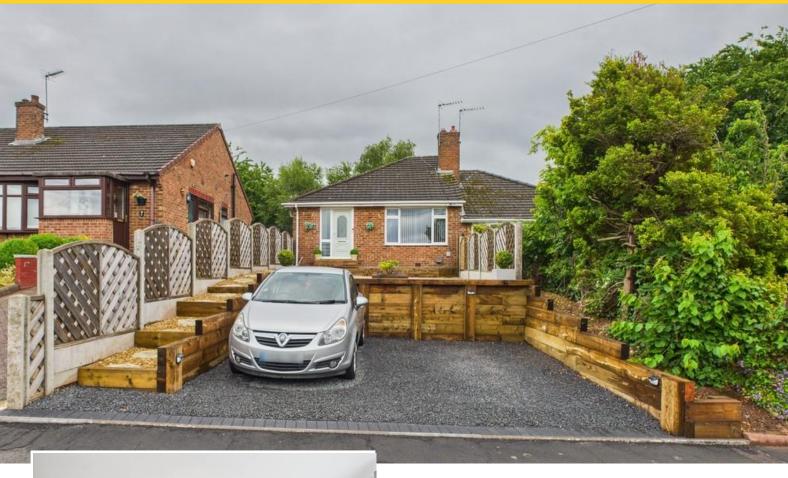
## Spring Farm Road

Burton-on-Trent, DE15 9BN





John Gel

Beautifully renovated and offered in turn-key condition, this semi-detached bungalow in sought-after Stapenhill is perfect for buyers looking to move straight in. With stylish interiors, low-maintenance gardens, and a convenient location close to amenities.

£230,000





Located in a sought-after area of Stapenhill, this semi-detached bungalow is a true turn-key property. Perfect for buyers looking to move straight into a beautifully presented and tastefully decorated home.

A short distance away there is a Co-op store, doctors, post office and pharmacy together with a popular local pub and easy reach of Burton-on-Trent town centre.

The seller has completed a fantastic renovation, since their purchase in 2019. One of the main changes in their tenure is the front of the home. The front aspect now enjoys a stoned garden with steps leading to the front door.

As you enter the home, the property opens up into the entrance hallway. The home follows on to the modern fitted kitchen, fitted with matching wall and base cupboards with worktops above, base level electric oven, induction hob with cooker hood above, sink and drainer, space for washing machine, integrated fridge freezer and external door to garden.

To the right of the hallway, you will find the spacious living room. The living room has a large window to front and leads onto the inner hallway.

The inner hallway gives access to both of the bedrooms and shower room. The master bedroom is a brilliant size and can comfortably fit a double bed alongside ample bedroom furniture.

Both bedrooms share the modern fitted shower room. Fitted with a walk in shower, w/c and wash hand basin.

The rear garden offers a high degree of privacy, with minimal overlooking from neighbouring properties. Designed for low maintenance, it features a combination of stone and artificial lawn. Perfect for easy outdoor living and year-round enjoyment. Off-road parking is available to the front of the property, although it is currently accessed over a non-dropped kerb. A shared driveway leads to the garage with a parking space in front.

**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 to front & garage with parking space in front

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: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/12062025

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.

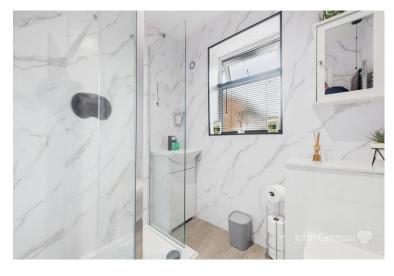
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.













# John German 🧐





### Agents' Notes

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.

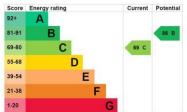
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

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.













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