

Stapenhill Road

Burton-on-Trent, DE15 9AE

John German





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£575,000

This outstanding period home features a stunning interior, sympathetically renovated to offer a fabulous blend of character and modern comforts.

Perfect as a large family home with two light-filled reception rooms, amazing kitchen/dining/living room, breakfast room, luxury bathroom, shower room and established gardens.

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This exceptional home offers an abundance of space with a genuinely stunning interior, beautifully renovated with character retained. Enjoying a non-estate location known for character property adjacent to Stapenhill Gardens, with riverside walks and in easy reach of the town centre, schools for all ages and the popular Elms pub.

The property is set behind a generous drive offering plenty of parking and front gardens. The front door opens into a stunning porch and grand reception hall, elegantly styled with ornate flooring and high ceilings, with feature staircase rising off to the first floor.

To the front are two light filled reception rooms, each with high ceilings and huge walk in bay windows framing views to front. The first is used as a spacious lounge with fireplace and the second as a large dining room, perfect for family occasions or entertaining with a wood burner and fitted dresser style shelving/cupboards either side.

The kitchen is an absolute show stopper, an exceptional 'L' shape space with kitchen/dining and living space rising to a breakfast room. A lovely well appointed kitchen features plenty of storage, beautifully styled and with garden views. There are two unique features in this home - a second staircase to bedroom four and a trap door with stairs down to a useful cellar.

Completing the ground floor is a useful, superbly refitted utility, and a lovely shower room/guest WC.

To the first floor where the landing has doors off to four of the bedrooms including an impressive, huge master with views to front, three further double bedrooms and a luxurious family bathroom with garden views.

The top floor offers an ideal teenagers annexe in a 'T' shape with a bedroom, study and seating area, together with a large storage cupboard/wardrobe.

The to rear you are greeted by wonderful established gardens with colourful borders, a paved terrace and woodland providing a lovely back drop.

The property is situated within the Burton-on-Trent Town Conservation Area.

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: Traditional

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: <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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16062025

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.

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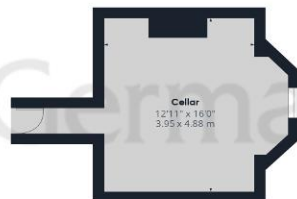


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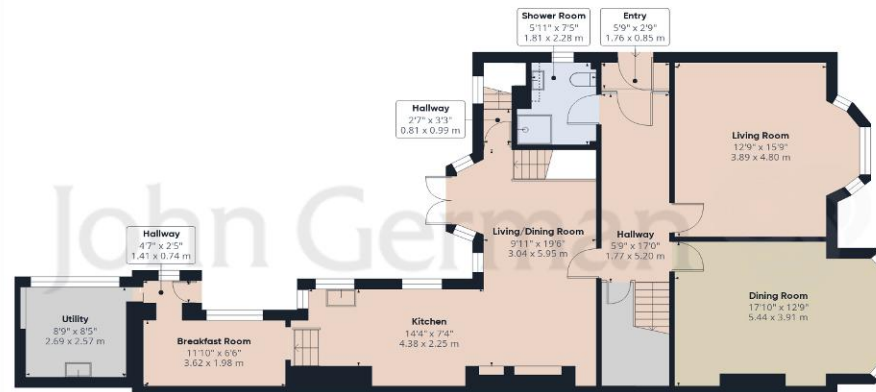








Floor -1



Ground Floor

Approximate total area⁽¹⁾

2521 ft²

234.2 m²

Reduced headroom

116 ft²

10.8 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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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		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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