

Outwoods Street

Burton-on-Trent, DE14 2PL



Outwoods Street is a popular cul-de-sac in Burton Upon Trent, close to schools and local amenities. With spacious living throughout and canal-side views to the rear, this home is a perfect fit for families seeking comfort, convenience and a great location.

£220,000



John German

Outwoods Street is a popular residential cul de sac in Burton-on-Trent, offering convenient access to a range of local amenities. For families, the area is served by reputable schools, including Burton Fields School, Shobnall Primary School. Secondary education is available at The de Ferrers Academy or Abbot Beyne School. Commuters will appreciate the excellent transport links, with easy access to the A511 and A38 roads, connecting to Burton town centre, Derby, and beyond. Public transport is readily available, with several bus routes serving the area, providing convenient connections to surrounding towns and villages.

To the front of the property, there is a driveway providing convenient off-road parking. One of the standout features of this delightful home is the impressive rear garden. This long, well-maintained outdoor space boasts a variety of mature shrubs and planted borders. The garden includes a dedicated BBQ area, a spacious patio ideal for outdoor dining, and a beautifully kept lawn. At the far end, a charming seating area offers tranquil views over the canal.

As you enter, the home opens up into the entrance hallway which gives access to the main living areas of the ground floor and stairs leading to the first floor landing. To the right of the hallway, you will find the wonderfully decorated dining room which enjoys a lovely bay window to the front and a featured fireplace. Following on, the home has a spacious living room, with patio doors leading to the rear garden and a log burner. Adjacent to the living room is the modern fitted kitchen, installed only a few years ago, and featuring matching wall and base units, rangemaster style cooker with cooker hood above, space for American style fridge freezer, ceramic Belfast sink, plumbing for dishwasher and washing machine, and patio doors which lead onto the rear garden.

On the first floor, the landing provides access to two of the bedrooms and the family bathroom. Both bedrooms on this floor are double sized bedrooms. The family bathroom enjoys a freestanding bath with mixer taps and shower attachment, shower enclosure, w/c and wash hand basin. The home enjoys a converted loft space which is used as a third bedroom, having two skylights and can take a double bed.

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 A

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

Our Ref: JGA/17072025

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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AWAITING FLOORPLAN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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