

Cumberland Road

Stapenhill, Burton-on-Trent, DE15 9JS



John German is delighted to present this charming three-bedroom semi-detached home located in a popular residential area with NO ONWARD CHAIN. This property offers well-proportioned living space with a double storey extension and many more amazing features.

£189,950

John German

Cumberland Road is located in Burton-on-Trent and is a well-connected location with excellent commuter links, including easy access to the A38 and A511, providing direct routes to Derby, Lichfield, and beyond. Burton train station is nearby, offering services to Birmingham and Nottingham. The area benefits from local amenities such as supermarkets, cafés, schools, and healthcare facilities. Residents can enjoy scenic walks along the River Trent, as well as nearby parks like Stapenhill Gardens. With Burton town centre just a short drive away, offering shopping, dining and leisure options.

To the front, the property features a sloped, tarmacked driveway providing off-road parking. As you enter the home through the front door, the property opens up into the entrance hallway. The hallway has stairs leading to the first floor with access to the living room, dining room and kitchen.

The living room is a good size with a feature fireplace and large window to front. Adjacent to the living room is the separate dining room, which has patio doors leading to the rear garden. The dining room is very versatile and could be a home office, separate living room, playroom etc. To the rear is the fitted kitchen. The kitchen features matching wall and base units, base level oven, gas hob with cooker hood above, stainless steel sink and drainer and external door leading to the rear garden.

The first floor boasts three spacious bedrooms, all of which could take a double bed. One of the bedrooms enjoys built in wardrobe furniture. All three bedrooms share a family bathroom, the bathroom has a bath with mixer taps, shower enclosure, w/c and wash hand basin.

The rear garden is mainly laid to lawn and enclosed by wooden fencing to the perimeter. A patio area is a brilliant space for outdoor furniture.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

Our Ref: JGA16072025

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		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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