## **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



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** 

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Our Ref: JGA16072025

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# John German 🧐





### Agents' Notes

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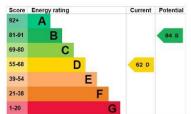
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