

Greenwood Road

Stapenhill, Burton-on-Trent, DE15 9HD



Situated in a sought-after area of Stapenhill, this modern semi-detached home on Greenwood Road is ideal for first-time buyers or families. Offering a practical layout and finished to a high modern standard throughout, it's a fantastic opportunity to move straight into a stylish family home.

£230,000

John German 

Stapenhill is a popular residential area known for its proximity to Burton upon Trent, with a variety of amenities including local shops, schools and parks nearby. Hill Street is well-positioned, offering easy access to public transport links and major road networks such as the A38, making it an ideal spot for commuters. Families will appreciate the proximity to good schools, which include, The Violet Way Academy, Paulet High School River View Primary and Nursery School and many more.

The home is set back from the road and sits behind a spacious driveway which gives off road parking for multiple vehicles. The home is then accessed to the side of the property and opens up into the hallway. The hallway gives access to the main living areas of the home and the downstairs w/c.

To the front, the home has a spacious living room with a traditional bay window to front and a featured fireplace. The sellers have recently completed a full renovation of the now, modern fitted kitchen. They have opened the space up significantly to create an open plan kitchen/diner. The room is now a fantastic size and can easily take a good size dining table. The kitchen itself has matching wall and base units, base level electric oven, induction hob with cooker hood above, stainless steel sink and drainer, space for American style fridge freezer and patio doors leading to the rear garden.

To the first floor, the home offers three bedrooms. The master bedroom is a brilliant size to the front of the property with a featured fireplace. All three bedrooms share a family bathroom, which has a bath with mixer taps and shower above, w/c and wash hand basin.

The rear garden is a brilliant size, all of which is privately enclosed to the perimeter by wooden fencing. The current owners have created a decking area, which is the perfect space for outdoor furniture. This leads onto a stoned and artificial lawned area, perfect for low maintenance.

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

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 B

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

Our Ref: JGA/27082025

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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW
01283 512244
burton@johngerman.co.uk

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.

Referral Fees

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent