

Dallow Street

Burton-on-Trent, DE14 2PQ

John German



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£265,000

VIEWINGS STRICTLY BY APPOINTMENT

A totally charming detached former lock cottage in a wonderful canalside location on a lovely garden plot, with a large gated drive providing plenty of parking, established gardens, refitted kitchen/diner, spacious lounge with stove, home office, bathroom, two double bedrooms and views.

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Standing on a lovely garden plot is this former lock keepers cottage in a canal lock side position with wonderful walks on your doorstep, together with the convenience of a handy location for amenities including schools, the hospital, leisure centre and the town centre. Well presented throughout and ready to move into.

Double gates open into a good expanse of drive with plenty of parking and lovely established gardens around the house, with a charming water feature, lawns, borders and gate out onto the tow path.

The house is generously sized with a kitchen/diner at the heart of the home, well appointed with a range of base and eye level units, dining area with French doors to gardens and windows with views to side.

The lounge is a huge room with a multi-fuel burning stove adding a cosy feel, windows with views towards the canal, stairs off the first floor and door to the entrance hall with space for coats and shoes.

There is also a home office/study, with door to a ground floor bathroom.

Upstairs, there are two double bedrooms, both with fitted wardrobes providing useful storage. There is also a separate WC with vanity basin on the first floor.

The arches under the bridge do not belong to the property, the current owners use them as storage. There is an easement to give the local authority access for maintenance of the bridge.

Access to the property is down an unadopted access to a local authority car park. The car park is closed overnight, but the owners of Dallow Lock Cottage have a key for free access at anytime.

What3words: ///speech.paused.enjoyable

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 and 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

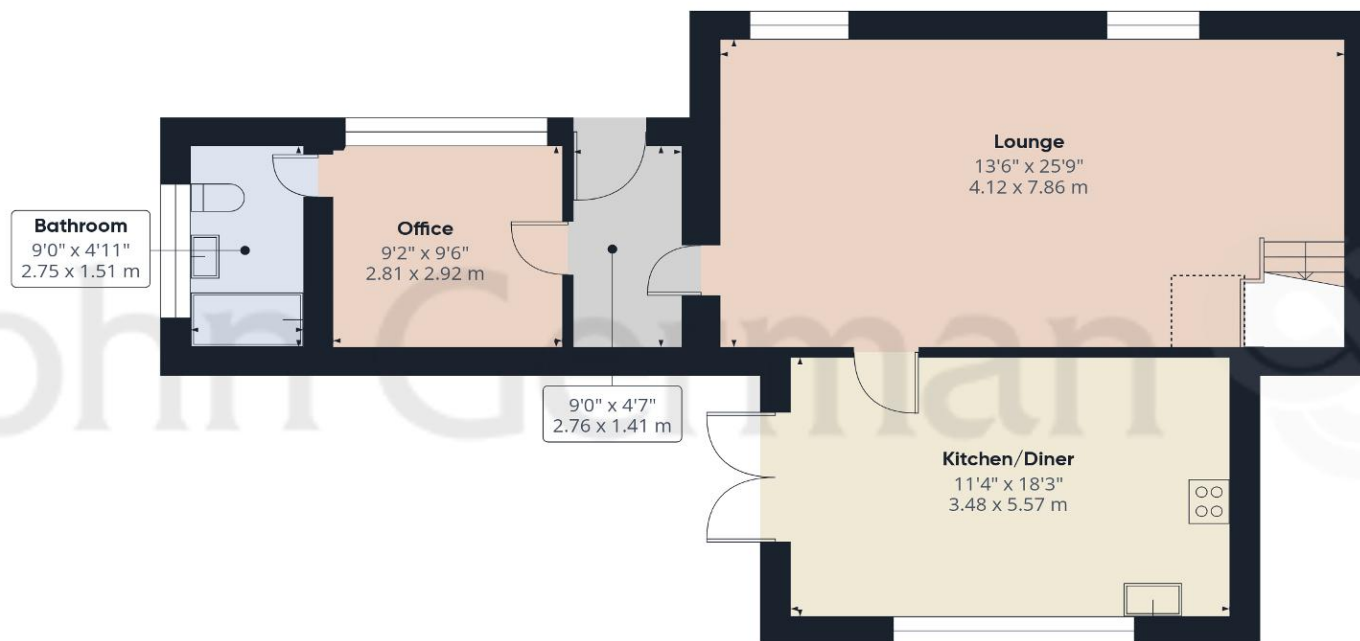
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22082025

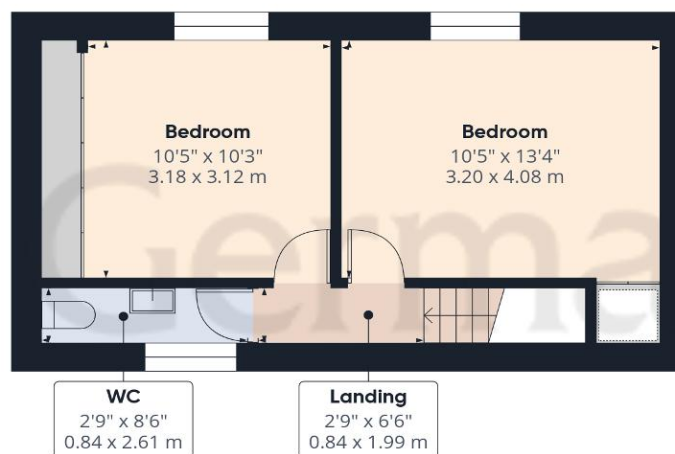
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1051 ft²

97.7 m²

Reduced headroom

9 ft²

0.9 m²

(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.

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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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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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