

# Siddalls Street

Burton-on-Trent, DE15 0LX



Located in the heart of Burton-on-Trent is this well presented three bedroom semi-detached home on Siddalls Street. Boasting THREE DOUBLE sized bedrooms and being offered for sale with NO ONWARD CHAIN. This home is a brilliant opportunity for first time buyers and investors alike.

£225,000



John German 

Located on Siddalls Street in the heart of Burton-on-Trent, this property enjoys the benefits of a vibrant and well-connected community. The area provides a variety of shops, cafes, and restaurants, ensuring all your daily needs are within easy reach. Families will appreciate the proximity to reputable schools which include Tower View Primary School, Abbot Beyne School, Winhill Village Primary and Nursery School and many more. For commuters, the location offers excellent transport links, with easy access to major roads such as the A38 and A50, connecting you to Derby, Birmingham, and beyond. Burton-on-Trent railway station is also nearby, providing regular services to major cities.

The property benefits from a large three/four car garage plus drive, and a substantial rear garden which panhandles, allowing for the potential to explore development opportunities, subject to planning consent being granted. The front of the property boasts newly installed twin fixed wall lights with sensors, beautifully illuminating the property at night. The garage is also equipped with power and lighting.

Upon entering the property, the home opens up to a bright and airy hallway which allows access to the ground floor living accommodation. To the left of the hallway, you will find a spacious reception room with featured fireplace and bay window.

The kitchen is located at the bottom of the hallway. The sellers have done a brilliant job in creating a modern fitted kitchen with appliances throughout, featuring matching wall and base units, eye level electric oven, integrated microwave, induction hob with cooker hood above and plumbing for washing machine. An external door off the kitchen follows to the large internal garage. To finish the ground floor living space, adjacent to the kitchen, the home boasts a separate living room which is a flooded with natural light.

The first floor offers three generous sized bedrooms and benefits from a contemporary family bathroom. The bathroom comprises of a bath with shower above, low level flush w/c and wash hand basin.

- 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 & garage
- 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](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/29082025

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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Approximate total area<sup>®</sup>  
1274 ft<sup>2</sup>  
118.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
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PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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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.

## Referral Fees

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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.

**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.

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Burton upon Trent | Derby | East Leake | Lichfield  
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