

Rolleston Road

Burton-on-Trent, DE13 0AY

John German



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£300,000

This traditional Semi detached stands a lovely plot with long rear garden, drive & a detached garage featuring two reception rooms, a fitted kitchen, three bedrooms & a family bathroom in a well sought non estate location.

This lovely traditional semi detached home is set in a sought after non estate location, ideal for families, with schools for all ages close by or those seeking a home with large gardens to enjoy with plenty of outdoor space.

Set behind a good size established front garden there is ample parking and a character open porch with a front door opening into a spacious and welcoming hall with a useful understairs cupboard.

The lounge with a deep curved bay window has views to front and a fireplace providing the focal point with a bespoke TV stand and shelving unit which complements the fireplace to be included in the sale.

The sitting/dining room offers a light and airy room with French door open out to the rear gardens. The kitchen is well appointed with base and eye level units, window framing garden views, space for appliances and a handy door opening out to the driveway.

The landing with window to side has doors leading off to three bedrooms. Bedrooms one and two are generous doubles, with bedroom three being a lovely single bedroom with views to front, all three share a well appointed family bathroom with a white three piece suite.

The rear gardens are a particular highlight of this home, long lawns, established borders and a superb covered gazebo at the top of the garden creates the perfect outdoor space to relax and entertain.

The house also has a superb garage with an up and over door together with a gardener WC and two built in cupboards ideal for garden storage, a great space for those seeking a workshop.

Buyers should note that there is a planning permission for a residential development on the land adjacent – further details available at www.eaststaffs.gov.uk

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 C

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

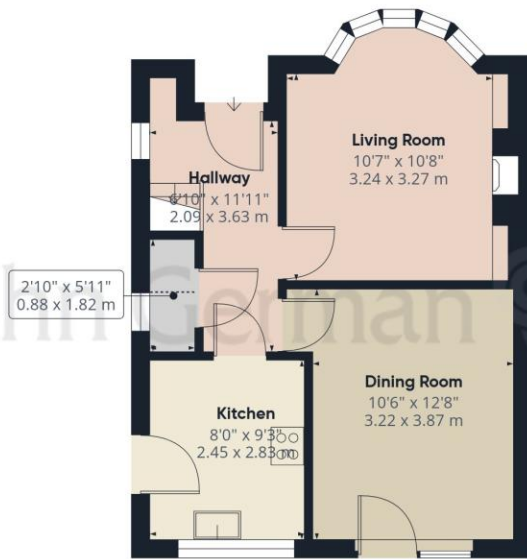
Our Ref: JGA13102025

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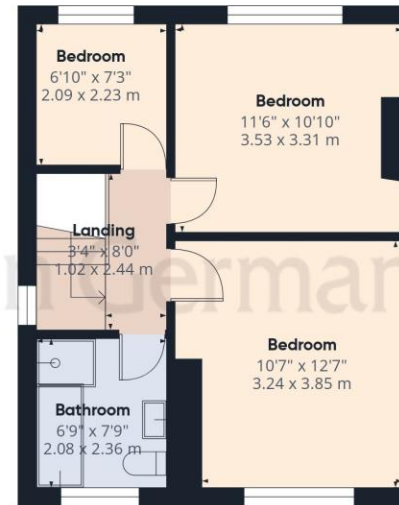
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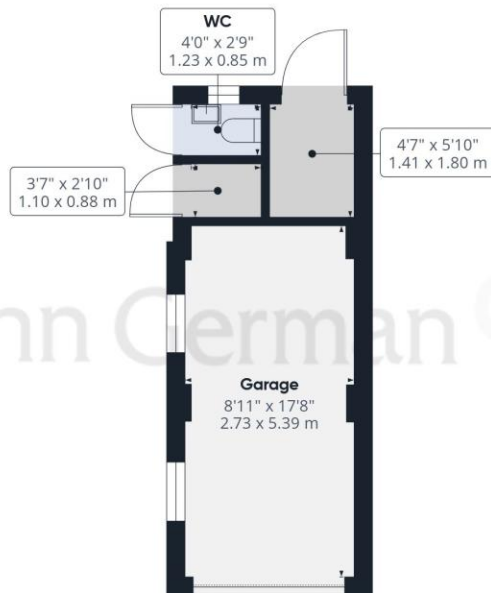




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1054 ft²
97.9 m²

Reduced headroom

7 ft²
0.7 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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