

# Wetherel Road

Burton-on-Trent, DE15 9GW

John German



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A photograph of a bright, empty room with white walls and a white ceiling. A large window with a white frame is the focal point, offering a view of a green lawn and trees outside. To the left, a large painting of a row of trees hangs on the wall. A white radiator is visible below the painting. The floor is covered in large, grey and white rectangular tiles. A modern, cylindrical pendant light hangs from the ceiling.

## Wetherel Road

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£290,000

Set in a lovely cul-de-sac location is this very spacious detached home with an open aspect to front, drive, garage and rear garden. There is a large lounge, dining room, fitted kitchen and utility, generously sized master bedroom with a modern ensuite, plus refitted family bathroom.



This is a particularly spacious three bedroom home, ideal for a family or those wanting to downsize without compromising on space. Set in an established location, the cul-de-sac is ideal for families with schools close by, Tesco convenience store and lots of green spaces for walks all in easy reach.

The block paved drive leads to a storm porch which opens into a welcoming and spacious hall with accommodation leading off. Glazed double doors open into a very good size lounge with fireplace and views to front. Double doors open through to the dining room where a patio door leads out to the rear garden. This room also adjoins the kitchen, giving the potential to knock through, subject to planning and building regulations. The kitchen is fitted with units and an integral oven and hob. There is a window framing garden views and off the kitchen is a useful utility room with a door to side. Completing the ground floor is the guest WC located off the hall.

To the first floor, the landing has a good size storage cupboard and doors off to the bedrooms and bathroom. The master bedroom has lovely views to front and offers a large bedroom with a modern upgraded shower ensuite shower room. Bedroom two is also a double and bedroom three is a comfortable single or ideal home office. The bathroom has been refitted with a modern suite to include a bath with a shower over and shower screen.

Outside, to the rear, the garden is split level and comprises a large, paved patio and raised lawn, with side access via a gate. The garage has an up and over door, modern gas central heating boiler and door to side access.

**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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

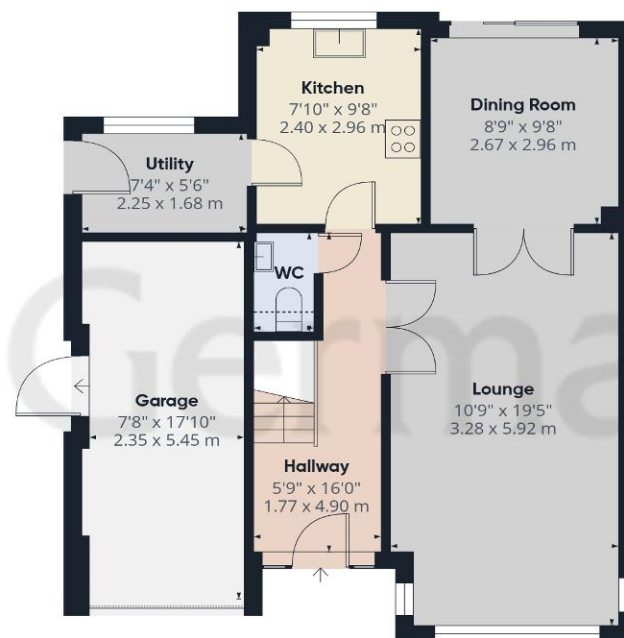
**Our Ref:** JGA/04122025

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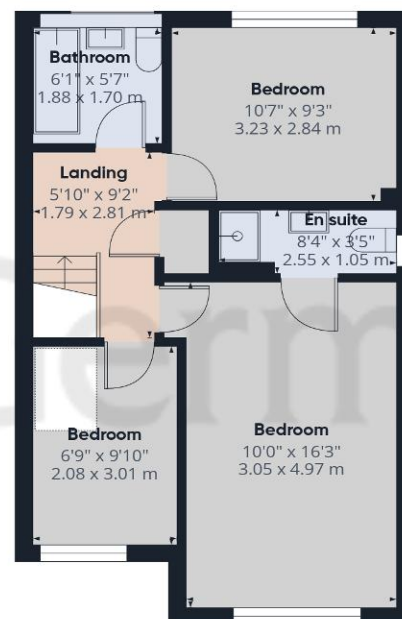
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1098 ft<sup>2</sup>

102 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(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.

**GIRAFFE360**







### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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