



John German



This charming end terrace cottage is a superb character home, perfectly placed for the village high street shops, cafes and pubs, with a lovely beamed lounge, kitchen/diner, rear porch/utility, modern shower room, two bedrooms and garden to rear. Ideal as a first home or a downsizer.

£169,950

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This absolutely charming end terrace cottage is located just a short stroll from the village high street with boutique stores, cafes and pubs, together with pretty walks and views of Tutbury Castle from the garden.

Steps rise to the front door which opens in a lovely characterful beam lounge with window framing views to front and a useful storage cupboard with latch door.

There is a well appointed kitchen/diner with fitted units, spaces for appliances, space for a breakfast or small dining table, windows with garden views and a door to a rear porch with plumbing for a washing machine.

The ground floor shower has been modernised and well fitted out with a good size shower and vanity unit with a wash basin and WC.

To the first floor, the landing has doors off to two bedrooms, the master having beams and views to front, and bedroom two with a storage cupboard and window to rear.

The garden to the rear has a block paved area leading to a gravelled terrace and lawned, together with a useful brick outhouse.

We understand the two neighbouring cottages have pedestrian access across the rear and one has access across the right hand side of the garden to their garden.

The property is situated in Tutbury Conservation Area.

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: On road

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 A

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

Our Ref: JGA/06022026

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⁽¹⁾

470 ft²
43.7 m²

Reduced headroom
5 ft²
0.5 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.

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AWAITING EPC MEDIA



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