The Maltings

Burton-on-Trent, DE15 9FL

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£285,000

This detached home enjoys a lovely open aspect to the front and is nestled in a peaceful, established location in old Stapenhill. Comfortable enough to move straight into, it also offers excellent scope to modernise and personalise to your own taste. Further benefits include a drive, garage and attractive garden.

Owned from new and this being its first time on the market since 1992, this lovely detached four bedroom home is ideal for a family, positioned in a lovely established location with schools for all ages and shops close by. Also being in easy reach of riverside walks at Stapenhill Gardens and the town centre with plenty to offer.

The property is set behind a drive which also gives access to the garage. The front door opens into the hall with stairs rising to the first floor. The ground floor has the flexibility of two reception rooms; the lounge has a fireplace and views to front, and the dining room has patio doors to the conservatory with garden views. The kitchen is fitted with a range of units, hob and oven, with space for further appliances and a useful understairs cupboard. Off the kitchen is a useful utility room with a door out to the side. The guest WC completes the ground floor.

There are four bedrooms, the master benefits from fitted wardrobes adding storage and an ensuite shower room. Bedrooms two, three and four all share the family bathroom.

The garage has an up and over door to the front, a useful side access door, and houses the gas central heating boiler. The rear garden is well established with a paved terrace. There is also a lovely aspect to front, particularly from upstairs where there is a rooftop and treelined view.

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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/26062026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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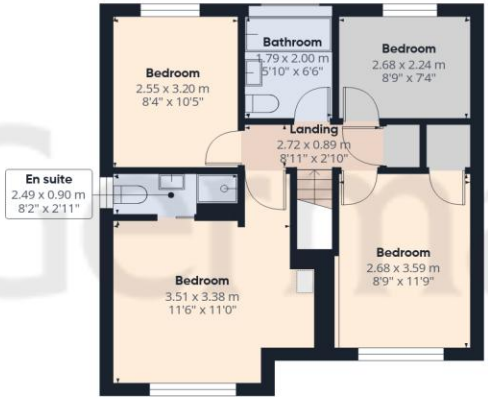
Ground Floor



Floor 1

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Approximate total area(1)

108.2 m²

1168 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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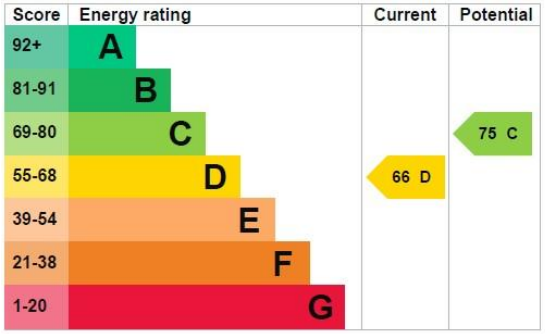
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German