Hall Lane

Drakelow, Burton-on-Trent, DE15 9PW

John German




CRAIG'S KITCHEN
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Drakelow, Burton-on-Trent, DE15 9PW

Asking Price Of £247,000

Situated in a tucked-away position on Hall Lane is this beautifully presented and move-in-ready town house offering deceptively spacious accommodation arranged over three floors, together with two allocated driveway parking spaces and an enclosed rear garden. Offered for sale with NO UPWARD CHAIN



Situated in a tucked-away position on Hall Road, within the popular Drakelow area of Burton-on-Trent, this beautifully presented and move-in-ready town house offers deceptively spacious accommodation arranged over three floors, together with two allocated driveway parking spaces and an enclosed rear garden. Offered for sale with NO UPWARD CHAIN, the property is an excellent opportunity for first-time buyers, growing families or those looking for a well-maintained home in a pleasant residential location.

The accommodation begins with an entrance hallway providing access to the downstairs WC and the main living room. The living room is a welcoming space, featuring a bay window allowing plenty of natural light, together with useful understairs storage.

To the rear of the property is the kitchen/diner, fitted with a comprehensive range of wall and base units, deep pan drawers and additional standard drawers. Integrated appliances include a dishwasher, washing machine and fridge freezer, alongside an eye-level double oven, gas hob and extractor fan. There is also ample space for a dining table and chairs, making this an ideal space for both everyday dining and entertaining, with double doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms, served by the family bathroom which comprises a bath with shower over, WC and wash hand basin. The landing also provides access to a particularly useful additional hallway/study area, offering generous space which is currently utilised as a home office. A second staircase leads from here to the impressive second-floor principal bedroom suite.

Occupying the entire second floor, the principal bedroom is a generously sized room featuring Velux windows and a private en-suite shower room, fitted with a double shower cubicle, WC and wash hand basin.

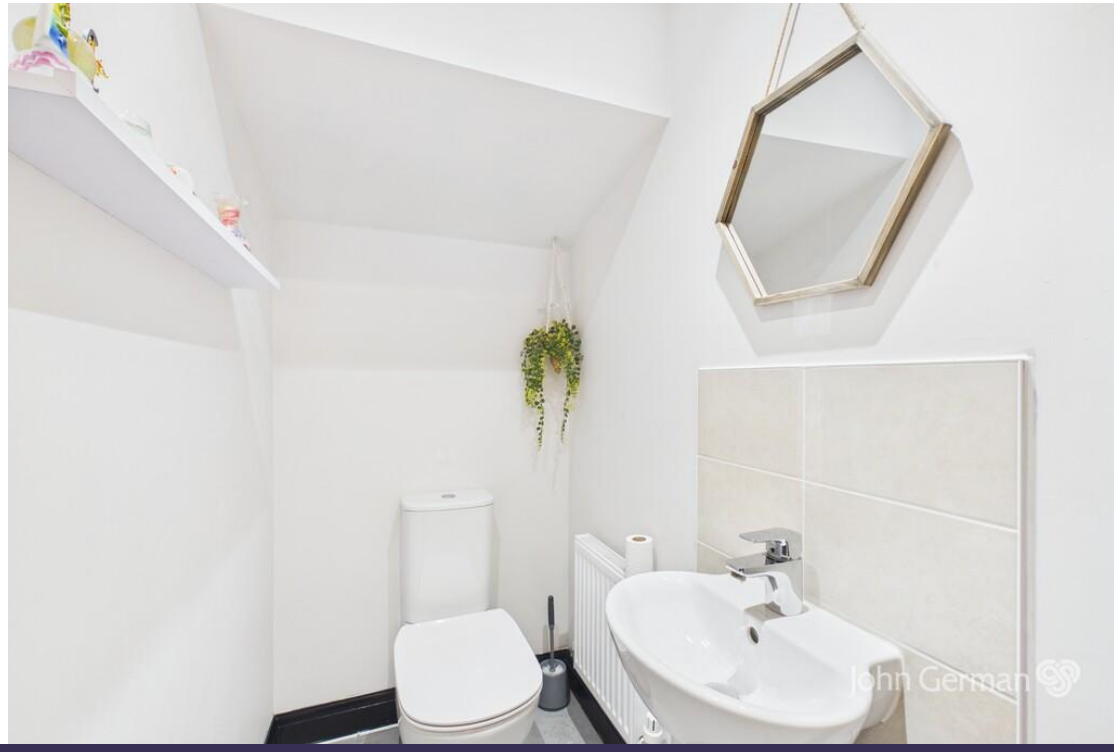
Externally, the property benefits from two driveway parking spaces situated adjacent to the house. To the rear is an enclosed garden, thoughtfully arranged with a patio seating area and artificial lawn, providing a low-maintenance space to relax and entertain. Despite the property being mid-terraced, the garden is private and does not have access through neighbouring gardens.

Hall Road enjoys a particularly tucked-away position with very little passing footfall, whilst still being conveniently placed for local amenities. The surrounding Drakelow area offers access to nearby parks, pleasant countryside walks and dog-walking routes, with local shops, schools and everyday amenities within easy reach. Burton-on-Trent town centre is also accessible, offering a wider range of shopping, leisure and transport facilities, with convenient road links towards the A38 and surrounding areas.

A fantastic opportunity to acquire a well-presented, spacious three-storey home in a peaceful yet convenient location, which must be viewed to be fully appreciated.

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**: Off road parking
Electricity supply: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Mains 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: South Derbyshire District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09112026



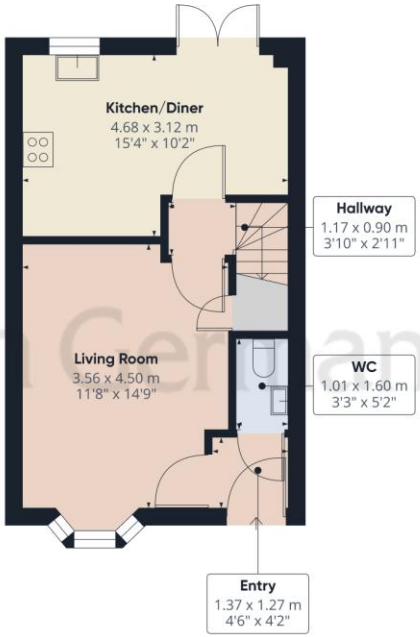



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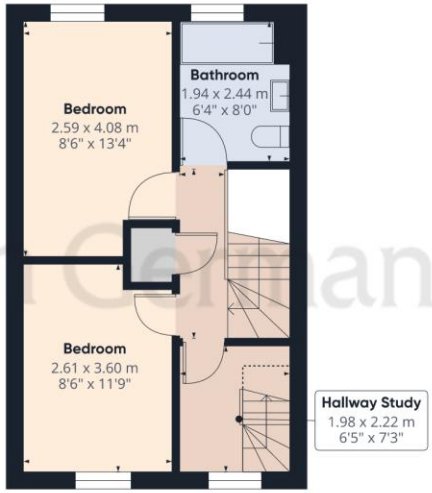

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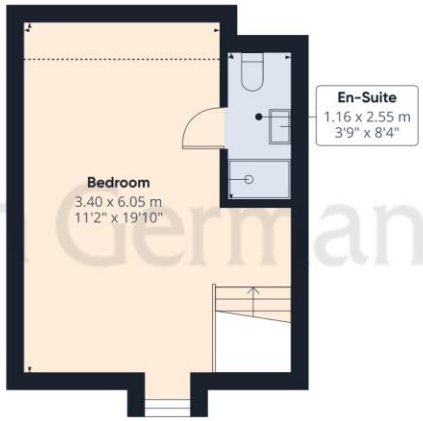

Digitally Altered



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

92.9 m²

998 ft²

Reduced headroom

2.8 m²

30 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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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.

Agents' Notes

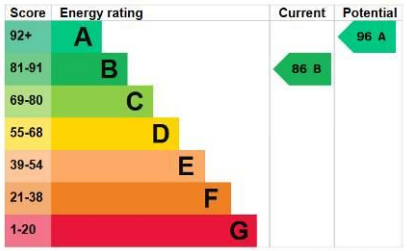
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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



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





