

# Hollybush Road

Newborough, Burton-on-Trent, DE13 8SF

John German



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£385,000

Set in in the picturesque village of Newborough is this detached home ideal for a family or those wanting rural surroundings, with spacious layout including porch, hall, light lounge, dining room, kitchen, guest WC, three bedrooms, family bathroom, garden and garage to rear.

No chain.



You can embrace village lifestyle with this lovely detached home in the centre of Newborough, ideal for families and downsizers alike. The Croft enjoys a superb spot in the pretty Staffordshire village surrounded by countryside, with a popular pub close by. It has excellent transport links to Burton-on-Trent, the cathedral city of Lichfield, Uttoxeter, Birmingham, Derby and Nottingham. There are train stations at both Burton and Lichfield, and St. George's Park is also nearby.

The front door opens into the porch which then leads to the hall where stairs rise to the first floor and doors lead off. The lounge is a light and spacious room with views front and rear, with a fireplace adding a cosy feel. The second reception room is currently used as a playroom but would also make an ideal dining room/study adjoining the kitchen, which is fitted with units, with spaces for appliances and window framing garden views. Off the kitchen is a good size rear porch/lean-to, which houses the oil central heating boiler, with space for shoes/coats and a door out to the garden. Completing the ground floor is the guest WC with a wash basin.

To the first floor, the landing has an airing cupboard and doors off to three well proportioned bedrooms. Bedroom one has views to front, bedroom two has fitted wardrobes with rear views, and bedroom three again has garden views. The bathroom has a bath with shower over and screen, WC and wash hand basin.

The rear garden has a shaped lawn, borders and a side gate. To the rear is a garage with timber doors and a door to the rear garden, access to the garage is across a neighbouring properties drive.

**Agents note:** There is no mains gas in the village.

**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:** Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil central heating

(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 E

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

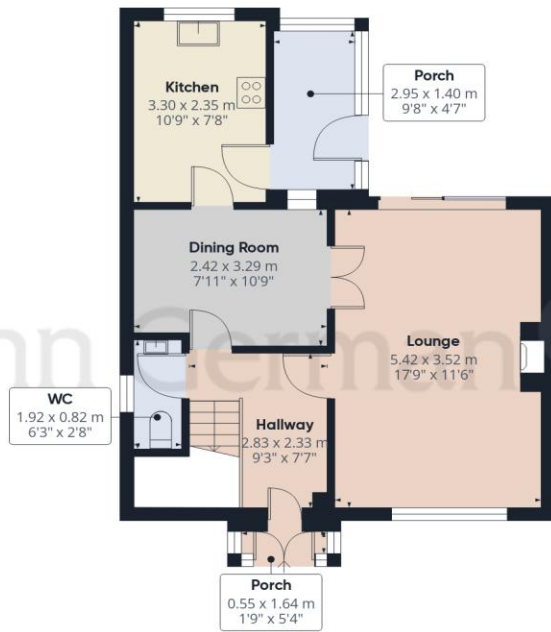
**Our Ref:** JGA/15052026

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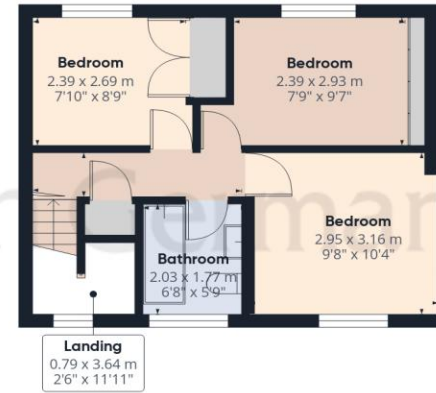
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

94.2 m<sup>2</sup>

1015 ft<sup>2</sup>

(1) Excluding balconies and terraces

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
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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