

Henhurst Hill

Burton-on-Trent, DE13 9TB

John German



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£285,000

This lovely 1930s semi detached with views stands on a good size garden plot, offering a light family home with a hall, lounge with bay, open plan kitchen and sitting/dining room, three bedrooms, spacious bathroom, a large workshop and long block paved drive.



Henhurst Hill is a lovely tree lined road and non-estate location where this lovely 1930s style semi-detached property enjoys a lovely position, boasting views to both front and rear. This light and airy, extended home is ideal for a family or those wanting plenty of outdoor space. It also has benefit of a good size detached workshop with an electric roller door and door to side, offering the potential for a variety of uses. The house is set well back from the road behind a long block paved drive and an established front garden. The rear garden is set over three levels and features a block paved terrace rising to lawns with a superb aspect over fields to the rear. There is side access via the drive.

The front entrance door opens into a welcoming hall with stairs and doors leading off. The lounge has a bay window framing lovely tree lined views to front, making it a great space to relax. The kitchen has been extended with windows to side and rear framing garden views, and is fitted with a range of units and worktops with a sink, oven and hob, plus space for appliances. There is an open plan feel from the kitchen to the sitting/dining room, creating a fab space for families and entertaining. Off the kitchen is a useful, good size under stairs cupboard.

To the first floor, the landing has a window to side and doors leading off. The master bedroom is a spacious double and enjoys rear garden views. Bedroom two is also a spacious double with a bay window framing tree lined views to front and bedroom three is a comfortable single. The impressive bathroom is generously sized with a character feel added by the claw and ball feet bath, and the convenience of a large shower, together with a wash hand basin and WC.

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

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/15052026

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.

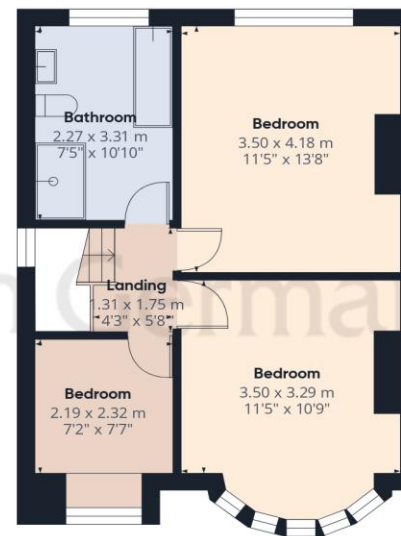
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

103.4 m²

1112 ft²

Reduced headroom

0.5 m²

5 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.

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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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