

Beveridge Road

Anslow, Burton-on-Trent, DE13 9UG

John German



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Offers over £320,000

This home features a superb layout across three floors perfect for a family with 4 double bedrooms, 2 en suites including an amazing top floor master bedroom, lounge plus a large kitchen/diner opening out to gardens along with a long drive and a good size garage.

This fantastic home on a popular new development offers a spacious home, deceptive from the outside and spacious on the inside with accommodation spanning three floors. No waiting for bathrooms to be free in this fantastic property which has an amazing top floor master bedroom with ensuite plus an en suite to the second bedroom, both of which also have fitted wardrobes. The two further good size bedrooms both share a well appointed family bathroom.

On the ground floor the hall offers the perfect entrance enjoying lots of light, a useful under stairs cupboard and a large guest WC with space for coats and shoes.

The lounge with views to front is an ideal space to relax whilst to the rear is a lovely big kitchen/diner, ideal for families to get together and entertaining with French doors opening out to gardens. Off the kitchen is a useful utility room with storage and appliance space plus a door out to the driveway.

The rear gardens are a sun trap landscaped with artificial grass for easy maintenance. A long drive provides parking and access to the good size detached single garage.

Recently built this home is also energy efficient with a 'B' EPC rating.

Situated on a new development off Beamhill Road the location is great for schools, countryside walks and just a short drive from the town centre.

Note: We understand there is an estate management fee.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 D

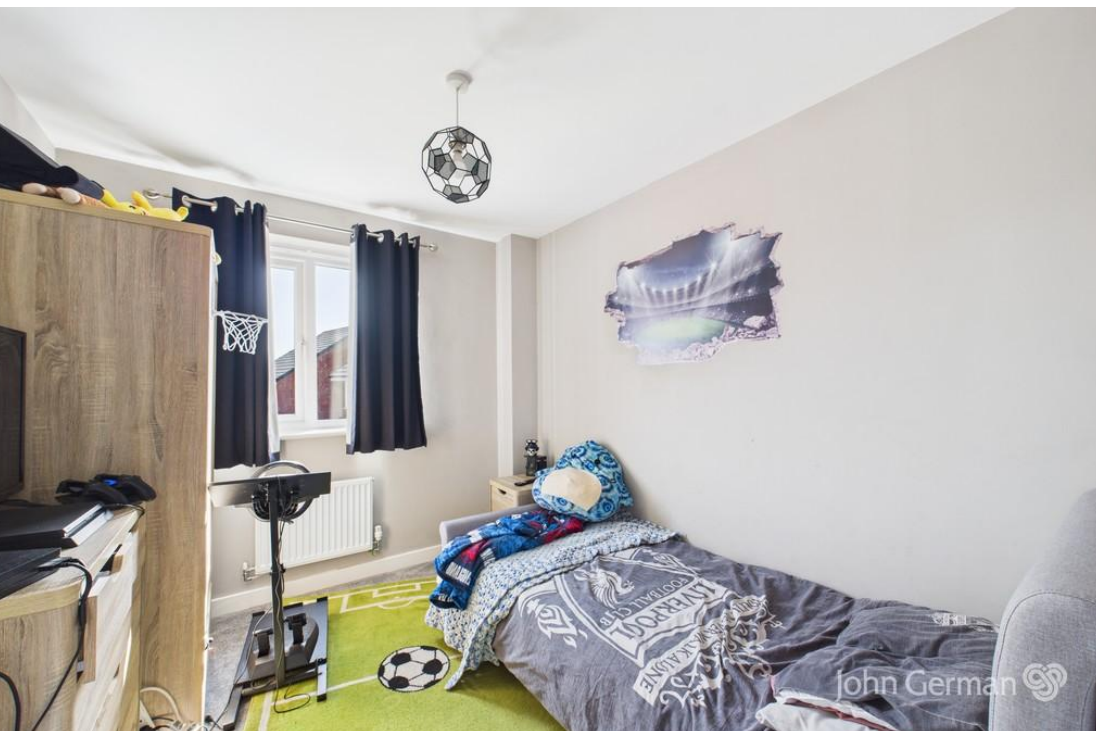
Useful Websites: www.gov.uk/government/organisations/environment-agency

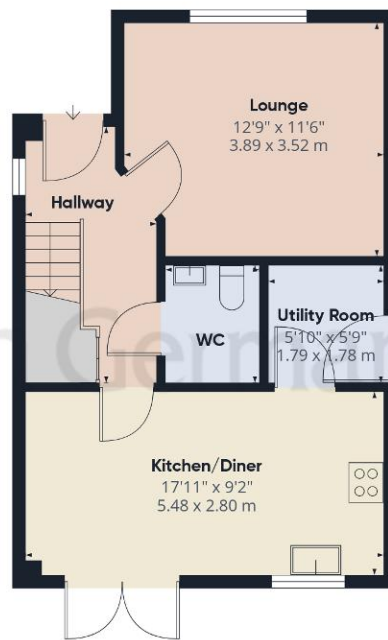
Our Ref: JGA/13082025

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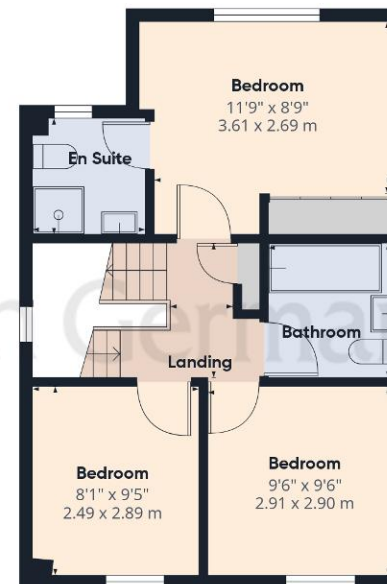
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1305 ft²
121.2 m²

Reduced headroom

11 ft²
1 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.

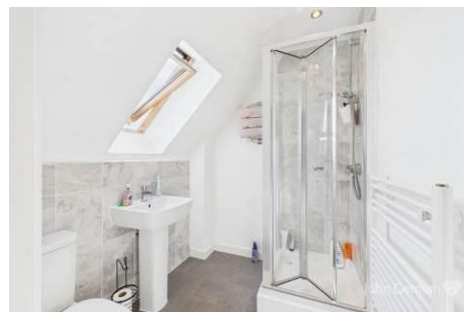
Referral Fees

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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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