

# Beamhill Road

Burton-on-Trent, DE13 0AD

John German



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£295,000

This traditional semi offers a superb spacious home ready to modernise in your own style, extended with a flexible four/five bedroom layout including two reception rooms, kitchen, conservatory, drive and garden in a lovely non estate location.



Set on a lovely tree lined road is this traditional semi, available with no chain, perfect for those seeking a home to put their own stamp on or looking for a project property. Featuring an extended layout with four/five bedrooms set on a lovely plot with drive, detached garage and gardens.

On the ground floor, the porch leads to a spacious and welcoming hall. There are two reception rooms, a lounge with bay window framing views to front with double doors linking to a sitting room/dining room, which opens into a large conservatory with a guest WC off.

On the first floor, the landing has doors off to three bedrooms, two spacious doubles and a single bedroom, plus a family bathroom with a three piece suite.

A loft conversion has created two further bedrooms on the top floor with the option to use one as a home office/study.

There is a timber detached garage, offering ideal workshop/hobby space.

**Agents notes:** We understand the central heating boiler is not in working order and needs replacing. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**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 – boiler not in working order  
(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04022026

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.



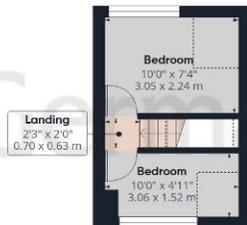




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1504 ft<sup>2</sup>

140.1 m<sup>2</sup>

**Reduced headroom**

36 ft<sup>2</sup>

3.4 m<sup>2</sup>

(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.

GIRAFFE360



### 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		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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