Greenway

Burton-on-Trent, DE15 0AR

John German




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Guide Price £375,000

Situated on the popular Greenway in Winshill, Burton-on-Trent, this well-presented four-bedroom detached home offers generous and versatile accommodation throughout, making it an ideal choice for families looking for a property that is ready to move straight into. Conveniently located within a pleasant residential area, the property benefits from good local schooling, amenities and transport links.

Upon entering, you are welcomed into the entrance hallway, which leads through to the spacious living room. Enjoying plenty of natural light from the attractive bay window, this is a lovely space to relax and unwind.
To the rear of the property is an impressive kitchen diner, fitted with a range of wall and base units, standard and deep drawers, an oven, gas hob, extractor fan and dishwasher. There is ample worktop space for food preparation, while the generous dining area comfortably accommodates a family dining table and chairs. Double doors provide access directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.
Further enhancing the practicality of the ground floor is a separate utility room, providing additional space for laundry appliances and storage, alongside a conveniently positioned downstairs WC.
To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, complete with shower, WC and wash hand basin. The second and third bedrooms are both comfortable double rooms, while the fourth bedroom, although the smallest, can still accommodate a double bed if required, making it equally suited to use as a single bedroom, nursery or home office.
The first floor is completed by the family bathroom, fitted with a shower over the bath, WC and wash hand basin.

Externally, the rear garden has been thoughtfully arranged, beginning with an initial decked seating area which steps up to a further raised decking area, before opening out onto a lawn with attractive planted borders. This provides a lovely space for outdoor dining, entertaining and enjoying the warmer months.
To the front, a driveway provides off-road parking and leads to the integral garage, alongside a front lawn with a mature tree. For those requiring additional living accommodation, there may also be potential to convert the garage into an additional reception room or ground floor bedroom, as seen in other properties along the road, subject to the necessary planning permissions and building regulations.

Offering spacious four-bedroom accommodation, a practical layout and a pleasant garden, all within a well-regarded residential location, this is a fantastic opportunity to purchase a home that is ready to enjoy from day one.

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**: Driveway **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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
Our Ref: JGA04112026
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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.



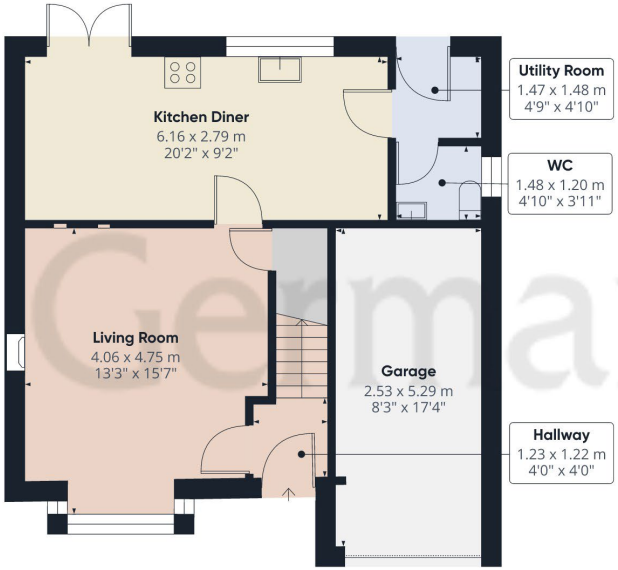



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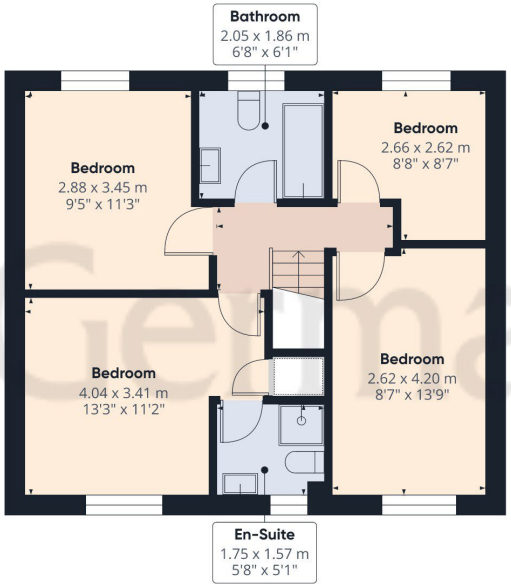

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Ground Floor





Floor 1

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Approximate total area(1)

106.4 m²

1145 ft²

(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

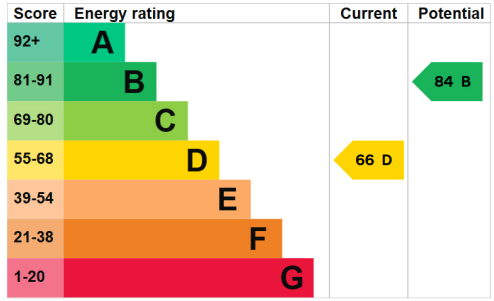
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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

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