

Rosliston Road
Burton-on-Trent, DE15 9RJ

John German



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£295,000

This spacious detached dormer home enjoys a lovely secluded plot set well back from the road, featuring a versatile layout with two good size reception rooms plus a home office/study, breakfast kitchen, ground floor double bedroom, shower room, two first floor bedrooms including a huge master and family bathroom.

Viewing strictly by appointment via John German.



Occupying a fantastic, secluded plot, this spacious dormer home is ideal for families and downsizers wanting a good size detached with schools, shops and the town centre close by.

To find the property we would recommend using the what3words reference [///filed.army.teams](https://www.what3words.com/@@@filed.army.teams)

A long drive leads to parking and a detached single garage, with a picket style fence and gate to established gardens which wrap around the front, side and rear, creating a lovely outdoor space. The front door opens into the porch which leads onto the home office/study, ideal to work from home, with a window framing views to front. The inner hall has stairs off to the first floor and doors leading off. There is a good size ground floor double bedroom with views to rear, and a modern shower room. The dining room is spacious with a tilt and slide patio door opening out to the garden. Glazed double doors connect to a light, dual aspect living room with fireplace and patio doors to the garden. The breakfast kitchen is fitted with a range of units with space for appliances and a door to a small conservatory. To the first floor, the landing has a useful storage cupboard housing the gas central heating boiler, and doors leading off. The master bedroom is huge with views to rear and eaves storage. Across the landing is bedroom two with views to rear, and the bathroom which is fitted with a three piece suite.

This dormer home offers all the benefits and convenience of being close to the town centre, shops and Stapenhill Gardens with riverside walks, combined with the secluded nature of the plot.

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

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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

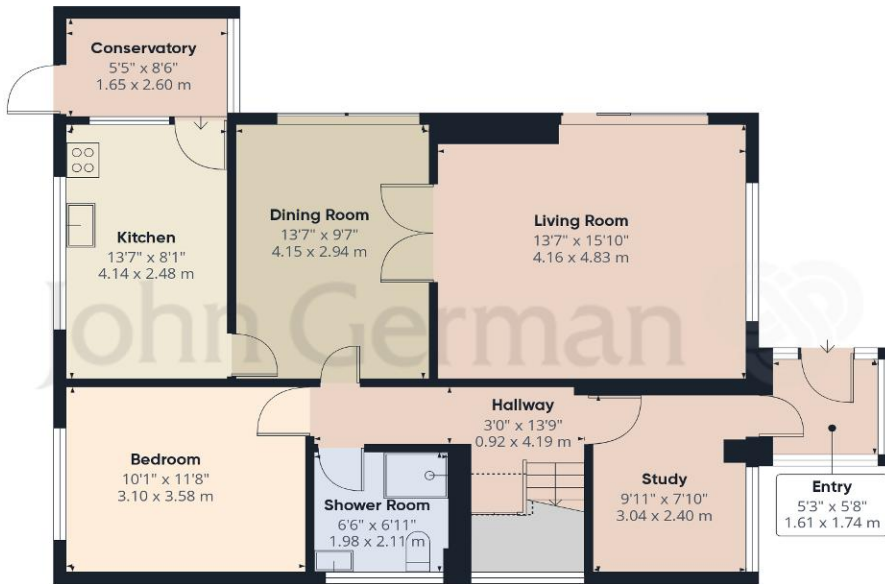
Our Ref: JGA/01042026

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.

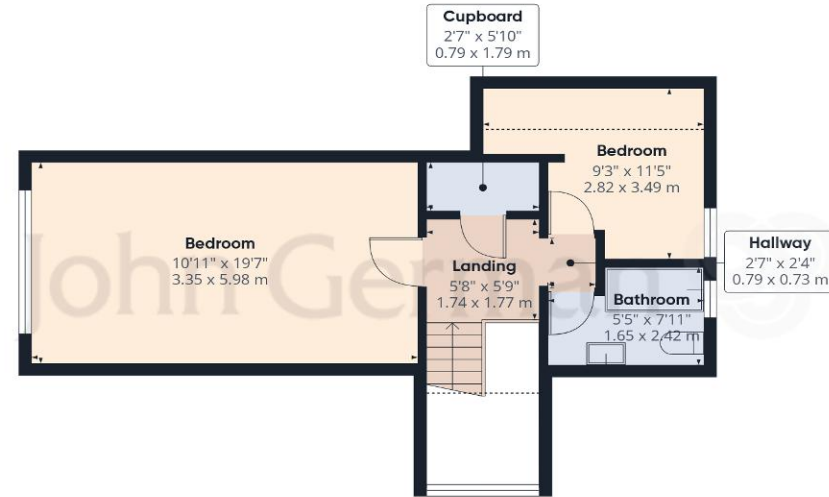
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



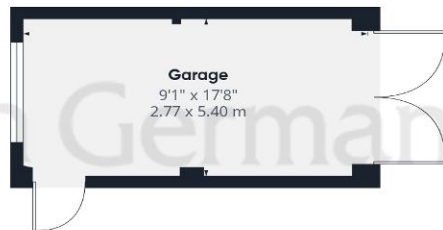




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1419 ft²

131.8 m²

Reduced headroom

30 ft²

2.8 m²

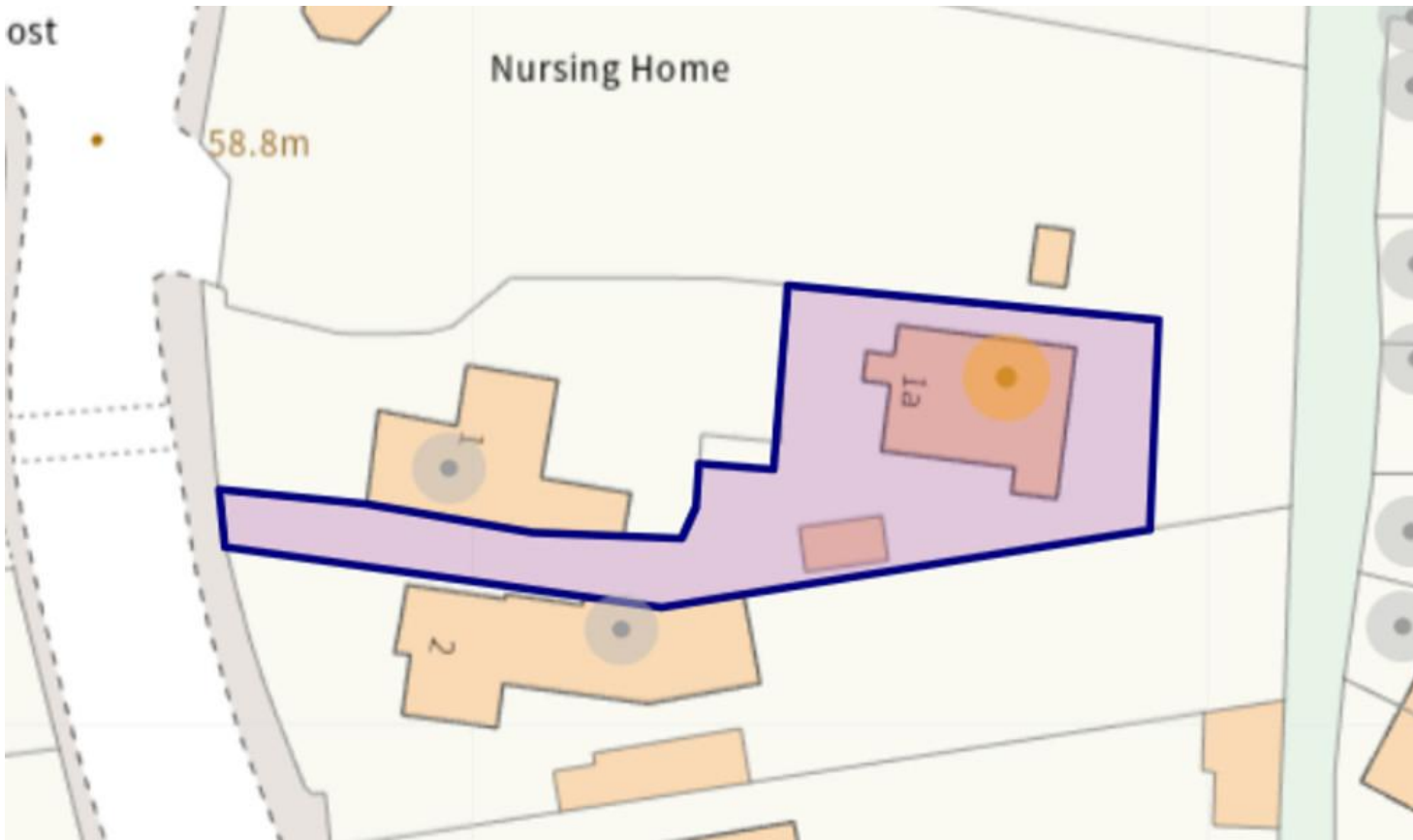
(1) Excluding balconies and terraces

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

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



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