

Dallow Street

Burton-on-Trent, DE14 2QB

John German



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A three-story red brick townhouse with a modern extension. The extension features a wooden pergola, a glass door, and a window with a built-in wood store. The garden is enclosed by a blue fence and has a lawn, a path, and various plants including pink roses and hydrangeas. A detached garage is visible on the right.

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Asking Price Of £235,000

A unique and beautifully presented four-bedroom end of terrace townhouse, extended to the side and offering versatile accommodation arranged over three floors. This impressive family home combines generous living spaces, a practical layout and a fantastic outdoor space with detached garage.

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The ground floor offers a stunning open-plan L-shaped living space, centred around the spacious kitchen diner. The shaker-style kitchen is fitted with a range of wall and base units, drawers, eye-level oven, integrated microwave, dishwasher, extractor fan, tiled splashbacks and a useful larder-style pull-out pantry. There is ample space for a large dining table and chairs, along with room for an American-style fridge freezer. Beyond the kitchen area, the remaining space creates a fantastic open-plan living environment, thoughtfully designed by the current vendors to provide both a cosy snug and dedicated bar area, making it perfect for entertaining and family living. The snug benefits from a ladder leading to a mezzanine level, currently utilised as a study/yoga space, with Velux windows allowing natural light to flood through. The exposed opening to the mezzanine creates a wonderful sense of space while maintaining a warm and cosy atmosphere. Double doors lead through to the staircase, with access to the useful utility room providing further storage, additional sink and downstairs WC with wash hand basin.

To the first floor are two well-proportioned double bedrooms. The larger bedroom was previously the lounge and offers excellent proportions, with ample space for a large bed, bedroom furniture and additional furnishings, along with the benefit of double windows allowing plenty of natural light. A further double bedroom completes this floor.

The second floor provides the principal bedroom, complete with en-suite shower room comprising shower cubicle, WC and wash hand basin. There is also a further double bedroom and the family bathroom, fitted with bath, WC and wash hand basin.

Externally, the rear garden has been beautifully landscaped and provides a wonderful space to enjoy throughout the seasons. A decked seating area with covered shelter creates the perfect place for outdoor dining and relaxing, protected from the weather. The remainder of the garden is laid to lawn with attractive planting of flowers and shrubs. To the end of the garden is a detached garage with power and loft space, offering excellent storage potential. The property also benefits from off-road parking in front of the garage, with further on-road parking available nearby.

Situated on Dallow Street, Burton-on-Trent, the property is ideally placed for access to a wide range of local amenities. Burton town centre is within easy reach, offering a variety of shops, supermarkets, cafés, restaurants and leisure facilities, including the Brewhouse Arts Centre and Meadowside Leisure Centre. The area also benefits from excellent transport links, with easy access to the A38 providing connections towards Derby, Birmingham and surrounding areas, while Burton railway station offers regular services to nearby towns and cities. A selection of local schools, parks and recreational facilities are also close by.

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 type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

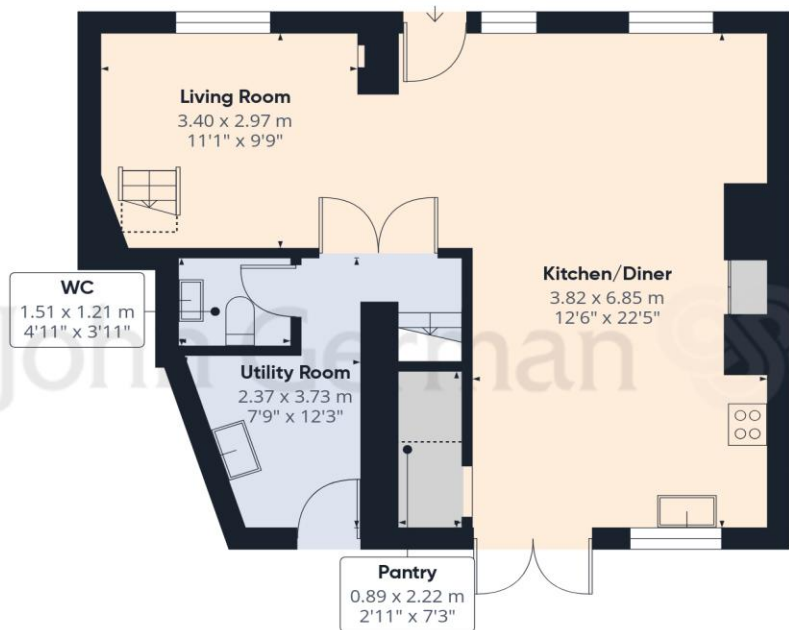
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

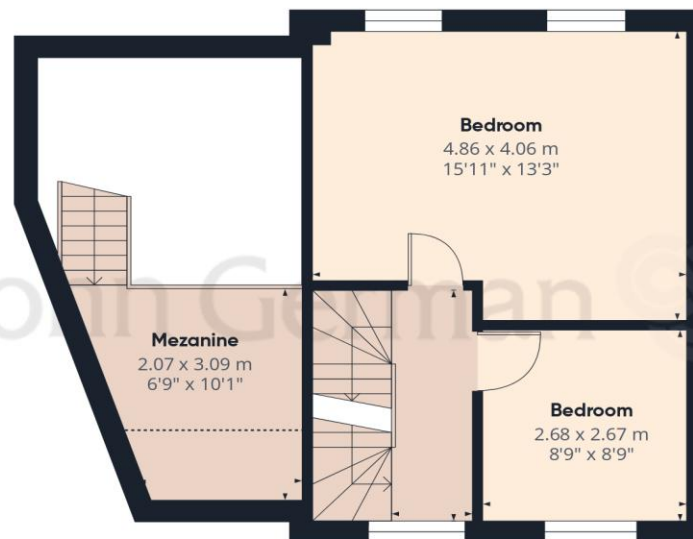
Our Ref: JGA/10082026







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

133 m²

1432 ft²

Reduced headroom

3.4 m²

37 ft²

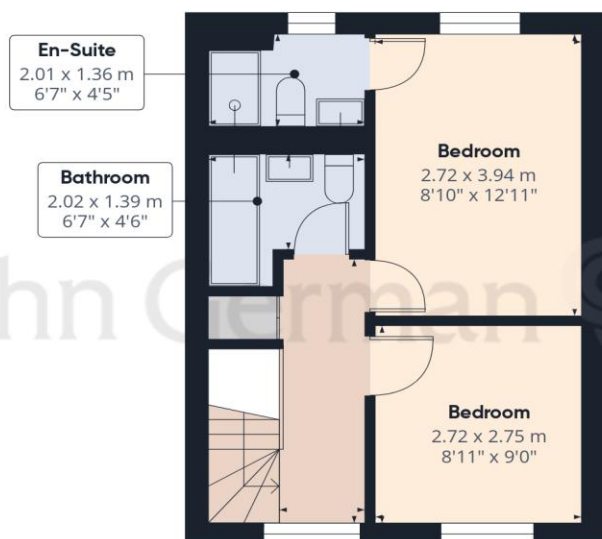
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Floor 2 Building 1



Ground Floor Building 2



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.

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 AMLID 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.

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



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