


Henhurst Ridge

Burton-on-Trent, , DE13 9TQ



John German 



This lovely semi detached home stands on a superb plot with a large 27'8 x 8'7 detached single garage, long drive and spacious accommodation featuring a breakfast kitchen, lounge, two ground floor bedrooms, utility/guest WC, generous first floor master with built in storage and a shower room.

£240,000



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Set in an established location, this semi-detached is an ideal family home with a primary school just a stones throw away, or ideal home to downsize to, with a flexible layout featuring ground and first floor bedrooms.

The house stands on a good size garden plot with a long drive leading down the side of the property to an oversized detached garage - perfect for a variety of uses.

The front door opens into the hall which leads into a light and spacious lounge with window framing views to front.

To the left is a well appointed breakfast kitchen with an integrated oven and hob, space for further appliances, window to front and a useful side door to the driveway.

There are two ground floor bedrooms, the first of which could also be used an extra reception room with French doors to the garden. The second is situated off an inner hall and is a generous double.

Completing the ground floor is a handy utility room/guest WC with base units, space for a washing machine and door to side.

To the first floor, the landing has a good size storage cupboard and a door to a large master bedroom with built-in wardrobes, plus a shower room with a built-in cupboard.

There are gardens to both front and rear, with a side entrance via a gate from the drive.

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/18082025

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244

burton@johngerman.co.uk

Agents' Notes

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