

Belvedere Road

Burton-on-Trent, DE13 0RQ

John German



John German



Belvedere Road

Burton-on-Trent, DE13 0RQ

Guide Price £250,000

Occupying a highly convenient position on the ever-popular Belvedere Road in Burton upon Trent, this substantial Victorian semi-detached home offers an exciting opportunity to acquire a character property with exceptional versatility and significant further potential.

Extending to approximately 1,722 sq. ft. of accommodation, together with a range of useful outbuildings and an additional detached building to the rear, this is a property ideally suited to multi-generational living, home business use or HMO investment potential, subject to any necessary consents.

Retaining an abundance of original charm and character features throughout, the property presents an excellent opportunity for purchasers wishing to complete and personalise the modernisation works that have already been started. Further benefits include owned solar panels, helping to improve energy efficiency and reduce running costs, together with the added advantage of being offered for sale with no upward chain.

The accommodation briefly comprises an entrance hallway leading to three generous reception rooms, offering flexibility for formal living, dining, family space or home office use. The kitchen is fitted with a range of ample wall and base units and includes an oven, gas ring hob with extractor hood over, integrated microwave, double sink, tiled splashbacks and tiled flooring. To the first floor are three well-proportioned double bedrooms together with a separate WC, which already benefits from plumbing for a hand wash basin. The bathroom has been updated to include a contemporary walk-in shower and hand wash basin, with a Velux window providing natural light.

Externally, the property continues to impress with off-road parking for at least three vehicles to the front and side. The rear garden is predominantly laid to lawn and complemented by low-maintenance seating areas, mature shrubs and established planting, creating an attractive outdoor environment for both entertaining and relaxation. An outhouse provides additional storage space together with an outside WC.

Undoubtedly the standout feature of this property is the substantial detached building positioned at the rear of the plot. Currently utilised as a workshop, the building externally resembles a conventional dwelling and already benefits from windows, electricity supply and first floor accommodation. Subject to the relevant planning permissions and consents, it could offer enormous scope as a self-contained annexe, granny flat, independent accommodation for older children, home office suite, studio, gym, workshop or business premises.

The property's flexible layout and additional accommodation make it particularly well suited to multi-generational family living or those seeking HMO potential.

Belvedere Road is ideally situated for access to Burton upon Trent town centre, a wide range of local shops, supermarkets, schools and transport links. Of particular note is the property's position just a stone's throw from Queen's Hospital, making it especially appealing to NHS professionals, healthcare workers and investors alike.

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:** Off road **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

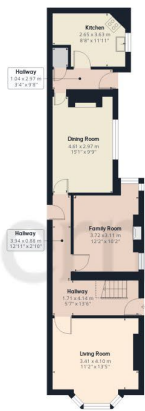
Our Ref: JGA29062026

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



Ground Floor Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

160.2 m²
1722 ft²

Reduced headroom

2.4 m²
26 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.

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.

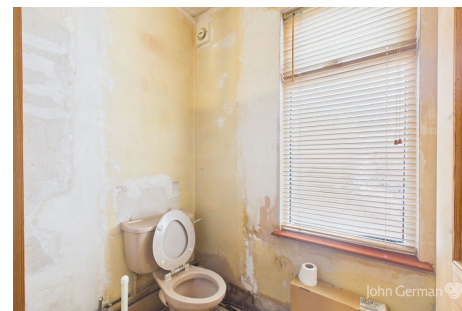
Referral Fees

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.

AWAITING EPC MEDIA



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



