

Swannington Street

Burton-on-Trent, DE13 0RT



Offered to the market with no upward chain, this beautifully refurbished three-bedroom mid-terraced home is ideal for first-time buyers, families or investors alike. Finished in neutral tones throughout, the property is ready to move straight into and offers well-proportioned accommodation in a convenient location close to a range of local amenities.

Asking Price Of £180,000



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The accommodation begins with a welcoming entrance leading into the spacious living room, providing an inviting space to relax. Beyond is a separate dining room, perfect for family meals or entertaining, with access through to the kitchen. The fitted kitchen offers a range of wall and base units with complementary work surfaces, drawers, a stainless steel double sink, integrated oven with gas hob and extractor hood, together with space and plumbing for a washing machine, tumble dryer and fridge freezer.

To the rear of the property is the family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin.

To the first floor are three bedrooms, all decorated in neutral colours, with the principal bedroom benefiting from generous proportions. A separate WC completes the first-floor accommodation, adding convenience for family living.

Outside, the rear garden features a paved patio seating area, ideal for outdoor dining, with the remainder laid to lawn, creating a low-maintenance yet versatile outdoor space. Unlike many traditional terraced homes, this property does not benefit from or is subject to a shared pedestrian right of way across the rear garden, offering additional privacy and security.

Situated on Swannington Street in Burton upon Trent, the property enjoys a convenient location within easy reach of a wide range of amenities. Burton town centre offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, while nearby schools cater for all age groups. Excellent transport links are available via the A38, providing straightforward access to Derby, Lichfield and Birmingham, and Burton railway station offers direct services to surrounding towns and cities.

This stylish, move-in-ready home combines modern presentation with practical living space and is offered for sale with no upward chain, making it an excellent opportunity for buyers looking for a straightforward purchase.

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: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Not currently connected

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 A

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

Our Ref: JGA/28072026

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



Floor 1

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Approximate total area⁽¹⁾

79.6 m²
858 ft²

Reduced headroom

1 m²
11 ft²

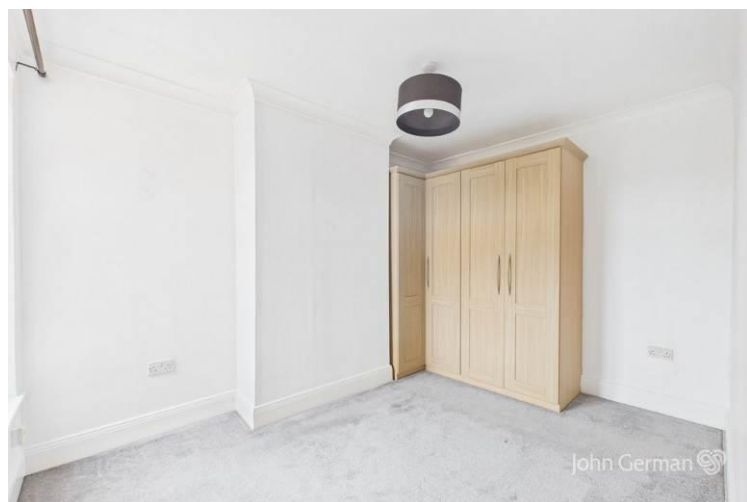
(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
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The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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.

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