

Bushton Lane

Anslow, Burton-on-Trent, DE13 9QL

John German 



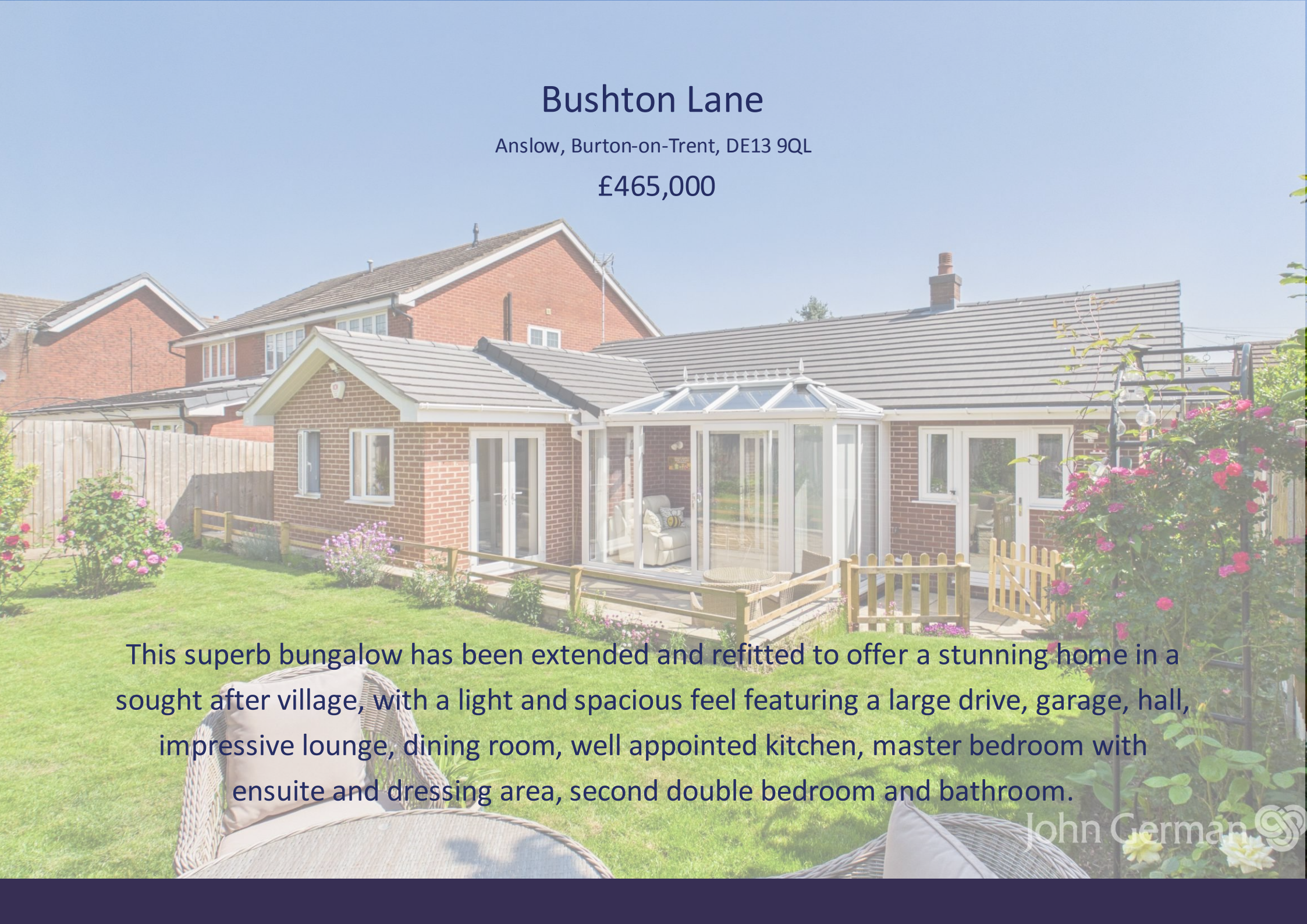
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£465,000



This superb bungalow has been extended and refitted to offer a stunning home in a sought after village, with a light and spacious feel featuring a large drive, garage, hall, impressive lounge, dining room, well appointed kitchen, master bedroom with ensuite and dressing area, second double bedroom and bathroom.

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This outstanding bungalow has been extended and refitted by the current owners to offer a wonderful and stylish village home ready to move into. Immaculately presented, it is set on the sought after Bushton Lane with a large block paved drive, a good size garage and established front garden. To the rear the gardens are lawned with a paved terraced ideal for outside dining with side access via gate.

The hall provides a welcoming entrance with doors leading off. The lounge is a superb, spacious room with views front and rear, with a fireplace as the focal point. Off the lounge is conservatory with garden views. Also off the lounge is the dining room ideal for entertaining, leading onto a smart refitted kitchen with base and eye level units, an integrated oven, hob, extractor and dishwasher and a door opening out to the rear gardens.

The master bedroom impresses with plenty of space, having a dressing off with doors to the garden and a lovely modern ensuite shower room. Bedroom two has fitted wardrobes with sliding doors is also a generous double with views to front. There is a well appointed refitted bathroom with a bath with shower over & screen, basin and wc.

Anslow is a highly regarded village with a popular Moseley Academy Primary School, village pub and countryside walks just a stroll away, together with being just a short drive from amenities. It is also well placed for St Georges Park, with train services close by in Burton-on-Trent and Lichfield. The bungalow offers a fantastic village lifestyle in easy reach of everything you need.

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: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

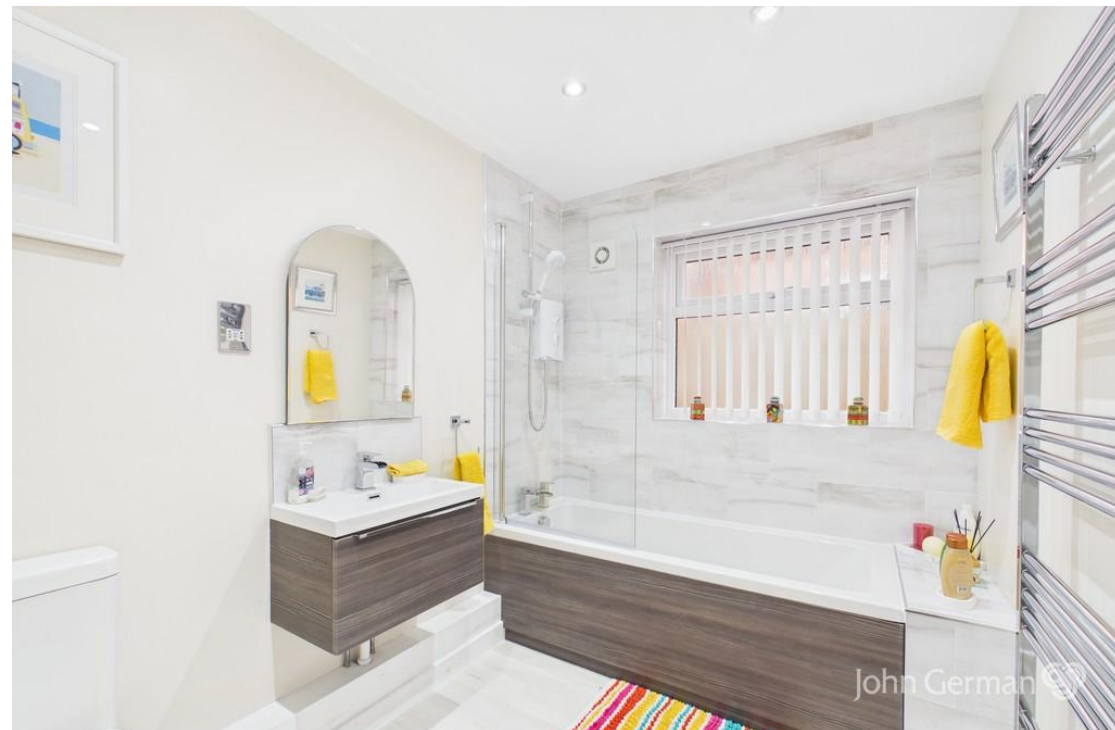
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA25032026

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

Approximate total area^m
 1361 ft²
 126.5 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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