

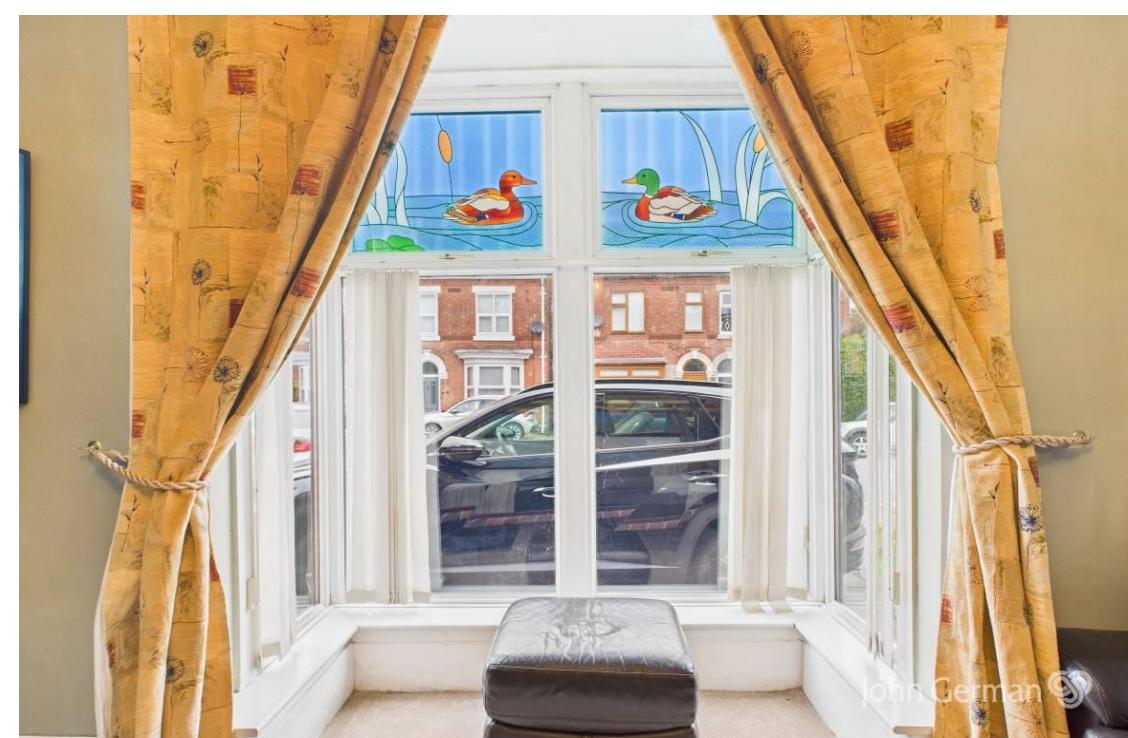
# Outwoods Street

Burton-on-Trent, DE14 2PL

John  
German



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Offers In Region Of £300,000

A beautifully presented four-bedroom Victorian detached character property, perfectly positioned along the desirable Outwoods Street, enjoying a charming canalside setting and thoughtfully extended to the rear. Brimming with period charm yet enhanced for modern living, this home showcases a careful balance of traditional features and contemporary comfort.

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The current owners have carried out a number of notable improvements, including the removal of old plaster and installation of insulation and plasterboard to all external-facing walls (excluding Reception Room 1). They have also removed an internal wall in the kitchen to create a bright open-plan space, and fitted a brand-new kitchen with a tiled floor, making it the true heart of the home.

Upon entering, you are greeted by a welcoming hallway with handy under-stair storage, leading through to a series of versatile and inviting reception rooms.

To the front, the living room exudes character with its striking feature fireplace, bay window, and stained-glass detailing - a warm and elegant space for relaxing or entertaining. The second reception room is currently used as a craft room but would equally make a formal dining room, second lounge, games room, or home office, depending on your needs.

The spacious kitchen diner is a wonderful family hub featuring a range of wall and base units providing ample storage, double sink, integrated dishwasher, tiled splashbacks, extractor fan and space for range cooker. The L-shaped breakfast bar offers a natural flow into the dining space, perfect for casual meals or family gatherings. Beyond the kitchen, a superb utility room provides additional storage, appliance space, and access to a convenient downstairs WC.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, two of which retain their original fireplaces, adding to the home's timeless appeal. The family bathroom serves all bedrooms and includes a shower over bath, WC, and hand wash basin.

Externally, the rear garden provides a tranquil outdoor retreat. A patio area adjoins the house, leading to a lawn with mature shrubs and trees, followed by a second patio with an original Victorian blue brick pathway. The true highlight is the raised decked area with pergola, offering stunning canal views - an idyllic spot for al fresco dining, relaxation, or launching a canoe for a peaceful paddle to nearby pubs and local attractions. To the front, the property also benefits from off-road parking.

Combining period elegance, modern improvements, and a unique canalside position, this exceptional home offers a rare opportunity to own a beautifully restored Victorian property in a highly sought-after location.

Situated along Outwoods Street in Burton upon Trent, the property enjoys a highly convenient and desirable setting. The area offers easy access to an excellent range of local amenities, including popular schools, independent shops, cafés, and supermarkets. The bustling town centre is just a short distance away, providing a wider selection of dining, leisure, and retail facilities. Commuters benefit from excellent transport links, with nearby access to the A38 and Burton train station, offering straightforward connections to Derby, Lichfield, and Birmingham. The surrounding canal walks and green spaces provide a peaceful escape and highlight the area's charming blend of countryside tranquillity and town convenience.

**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 parking

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09102025

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

Approximate total area<sup>(1)</sup>

1383 ft<sup>2</sup>

128.6 m<sup>2</sup>



Floor 1

(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.

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#### Agents' Notes

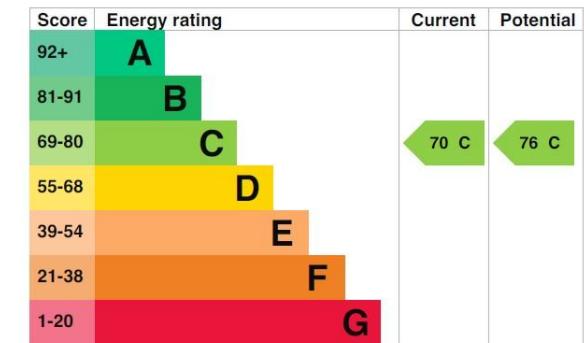
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#### Referral Fees

**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.



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