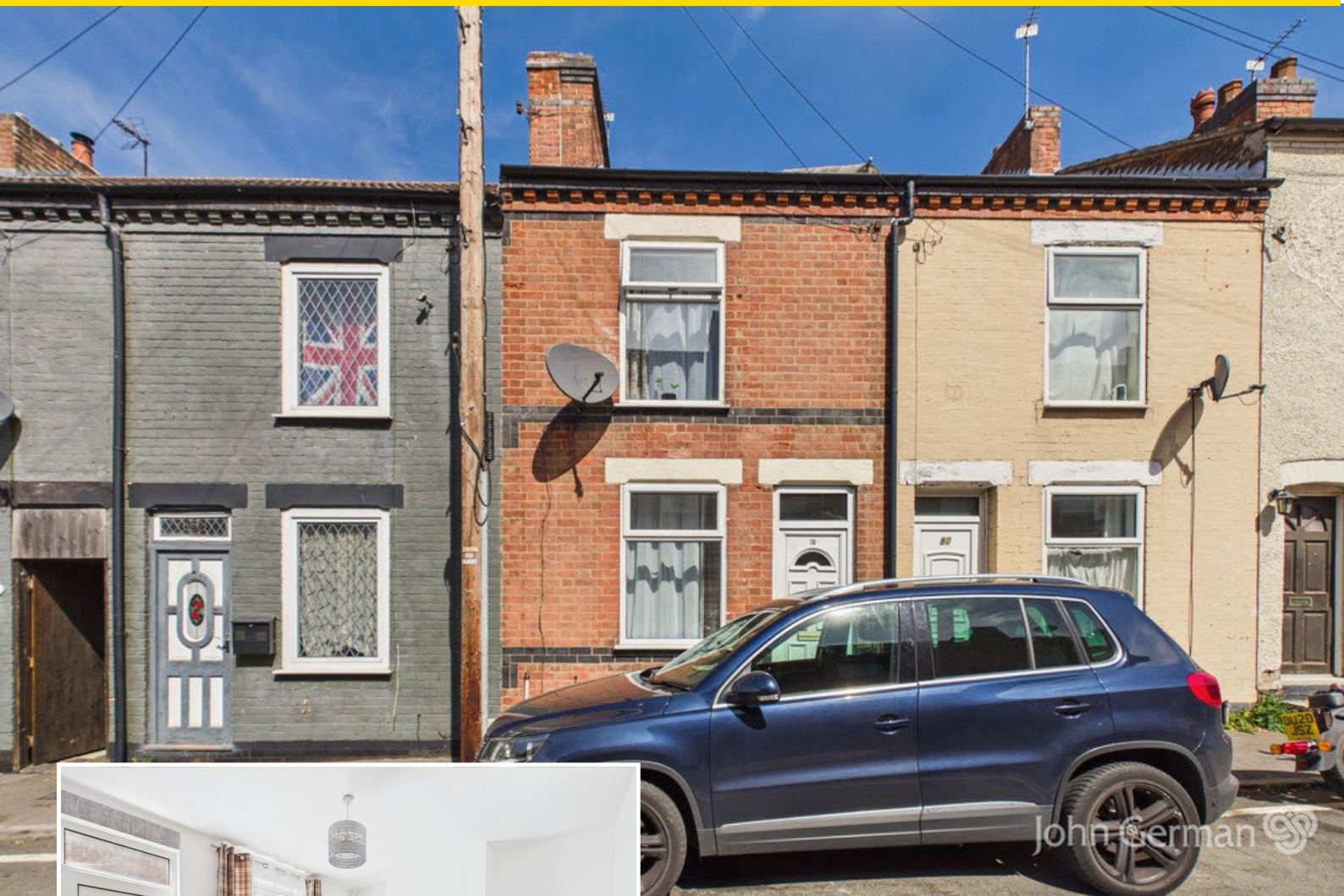


Long Street

Burton-on-Trent, DE15 9LZ



A traditional three-bedroom mid-terraced home, ideally situated in the popular Stapenhill area of Burton-on-Trent, offered for sale with no upward chain and having been refreshed throughout by the current owner.

Offers Over £155,000



John German 

The property provides well-proportioned accommodation arranged over two floors, with two reception rooms, a fitted galley kitchen and a downstairs bathroom, making it an ideal home for first-time buyers, couples or small families.

The ground floor comprises an inviting living room to the front, offering a comfortable space to relax, with a separate dining room providing a versatile second reception space for family dining, entertaining or use as a home office. To the rear is the galley-style kitchen, fitted with a range of wall and base units and drawers positioned along both sides, together with an oven, induction hob and extractor fan. There is also space and plumbing for a washing machine and dishwasher, as well as space for a fridge freezer.

Completing the ground floor is the bathroom, fitted with a bath with shower over, WC and wash hand basin.

To the first floor are three well-proportioned bedrooms. The front bedroom is a generous double, whilst the second bedroom is another good-sized double and benefits from a useful storage cupboard. The third bedroom is a versatile single room, making an excellent nursery, child's bedroom, dressing room or home office depending on the purchaser's requirements.

Outside, the rear garden provides a lovely space for outdoor enjoyment, with a concrete patio area and covered pergola creating an excellent seating and entertaining area which can be enjoyed throughout much of the year. Beyond this, the remainder of the garden is predominantly laid to lawn with planted borders to the side.

Please note that there is a right of access across the rear, which is typical of many traditional terraced properties.

The current owner has undertaken a refresh of the property, including redecoration and new carpets, meaning the property is presented in a move-in-ready condition for its new owner. There is also on-street parking available.

The property is situated on Long Street in Stapenhill, a popular residential area on the southern side of Burton-on-Trent. The location provides convenient access to local amenities, shops and everyday facilities, whilst Burton town centre is within easy reach. Stapenhill is also well known for its attractive green spaces, including Stapenhill Gardens and the riverside, providing pleasant walking routes and recreational space. Local bus services provide connections into Burton town centre and surrounding areas.

Offered for sale with no upward chain, this is a well-proportioned traditional home that has been refreshed by the current owner and offers flexible accommodation together with a particularly useful covered outdoor entertaining area.

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: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

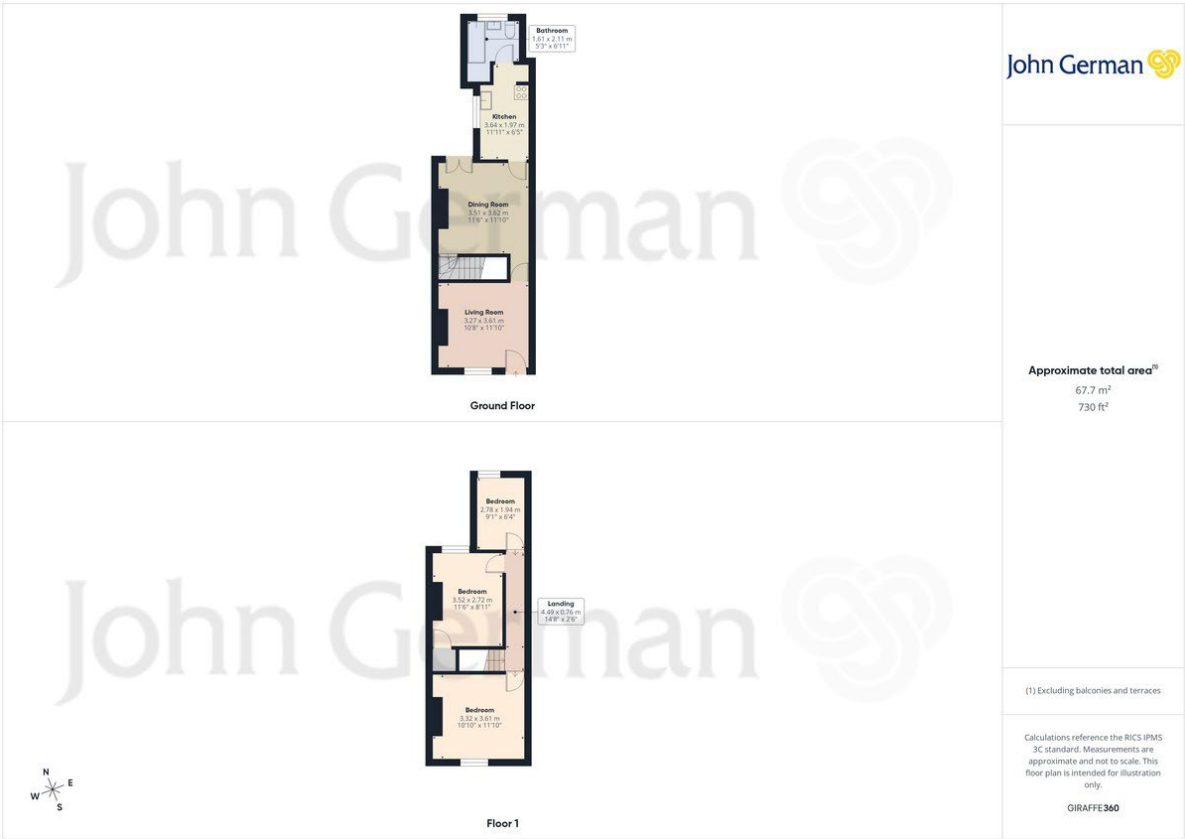
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA110802026

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.







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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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