

# Alder Grove

Stapenhill, Burton-on-Trent, DE15 9QR

John   
German





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£350,000

Ideal for developers with a wide side access to a substantial rear garden with potential STPP & homeowners alike set on a huge 0.302 acre plot with plenty of possibilities together with being a beautifully presented detached family home with an extended layout featuring three bedrooms & plenty of living space including a superb kitchen/diner, garage & drive.

## A superb opportunity for developers on two Titles (subject to Planning Permission)

Standing on an amazing garden plot of approximately 0.302 acres, this property boasts a wealth of potential (subject to planning).

Set in a lovely cul de sac in an established location, last on the market as a new home in 1975 this is a rare opportunity to buy this home. The current owner bought additional land (the property is held on two separate deeds) so the house now enjoys a significant plot with a wide gated side access that gives access through to the rear where there are two further detached garages that have the benefit of power, and beautiful mature gardens.

The house is beautifully presented with a welcoming entrance hall and doors leading off. To the right is a lovely lounge with a fireplace and two windows framing views to front. Across the hall is a handy cloak/store room with coat hooks, door to a modern guest wc and a handy internal door which opens into the garage.

The rear of the house has been extended creating a superb open plan kitchen/dining/living room with garden views. There is plenty of space for a large dining table and a superb, fitted kitchen with lots of storage, having an extensive range of fitted units with integral appliances including oven, induction hob, fridge/freezer and a dishwasher. A door opens out to gardens and off the dining area is a large conservatory offering extra space to relax.

To the first floor where there are three bedrooms, two doubles and a single, plenty of built in storage and a lovely modern bathroom with bath with a shower and shower screen.

Outside, the rear gardens offer an abundance of outdoor space. The attached garage and two detached single garages would be perfect for a car enthusiast, and the gardens are wonderful and established with mature trees, shrubs and borders plus a paved/gravelled terrace ideal for outside dining.

The house and additional land are on two titles.

**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 & Garages

**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 C

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

**Our Ref:** JGA04032026

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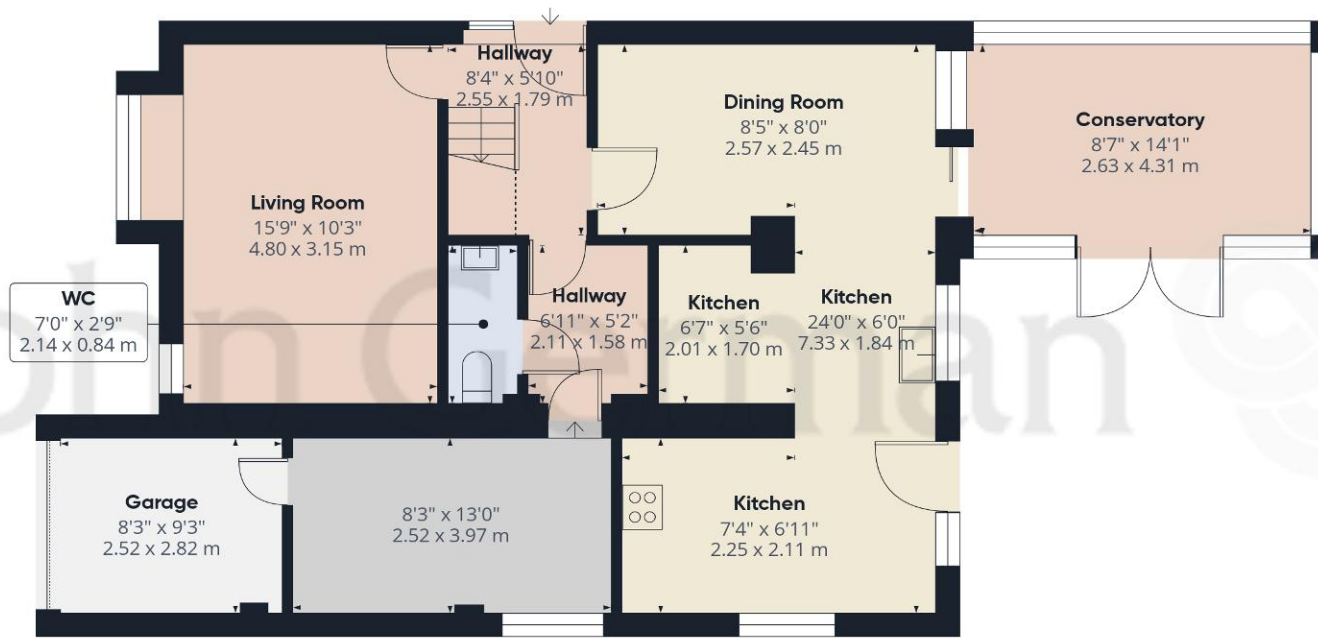




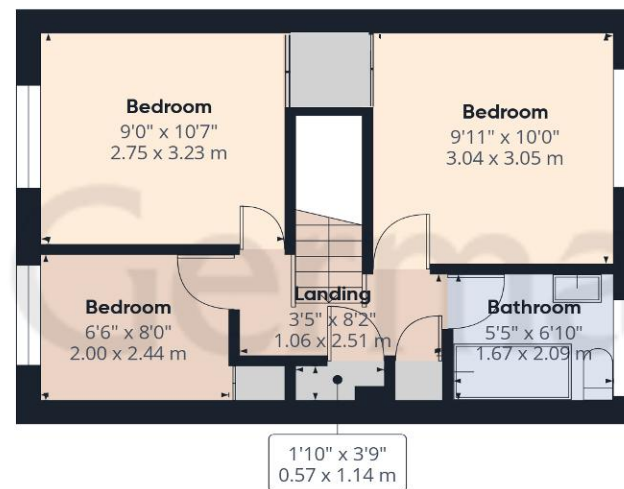


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Ground Floor



Floor 1



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

1237 ft<sup>2</sup>

115 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

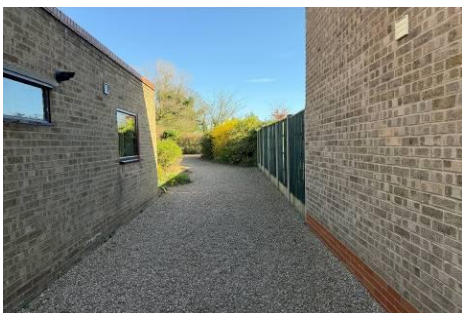
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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