


Jennings Way

Burton-on-Trent, DE14 2UA



John German 

In a lovely a canalside location with wonderful views this modern semi-detached with conservatory features many highlights including a spacious lounge, a well-appointed kitchen/diner & a good size detached garage with a workshop to the rear. Available with no upward chain.

£197,500



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John German are delighted to offer for sale this impressive modern semi-detached home set in an end of cul-de-sac position.

Without doubt the highlight of this property is the rear garden which backs onto the canal, a perfect place to enjoy summer evenings watching the boats go by.

Well-presented throughout in a location ideal for the A38 and A50 together with being just a short distance away from Burton on Trent town centre with shops and amenities close by and the train station is in easy reach.

The property has an entrance porch with double glazed side entrance door into a spacious lounge with staircase off to the first floor, fireplace providing a focal point, window to the front and door to the dining kitchen.

The kitchen is well-appointed with a range of base and eye level units in cream with work surfaces over incorporating a hob, oven, extractor, space for further appliances, sink and drainer unit, window to the rear, part tiled walls and courtesy door to the side.

Double glazed patio doors open into the conservatory with views across the rear garden and to the canal beyond.

The first floor landing has a useful storage cupboard and doors off. The master bedroom is an impressive double occupying the full front width of the property with useful built-in storage cupboard over the stair well and alcove ideal for a further wardrobe. Bedroom two is also well-proportioned with a window overlooking the canal, and there is a smart shower room with a good sized shower cubicle, pedestal wash hand basin, WC and window to the rear.

To the front is small low maintenance fore-garden with side entrance to the rear. The rear garden has a shaped lawn, gravelled area, well-established borders and the delightful aspect across the canal.

There is a detached garage with up and over front entrance door and side door from the garden opening into a workshop area towards the rear of the garage.

Viewing is highly recommended to appreciate the plot, position and aspect over the canal to the rear. The property is being sold with the advantage of no upward chain.

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 & Garage

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/>

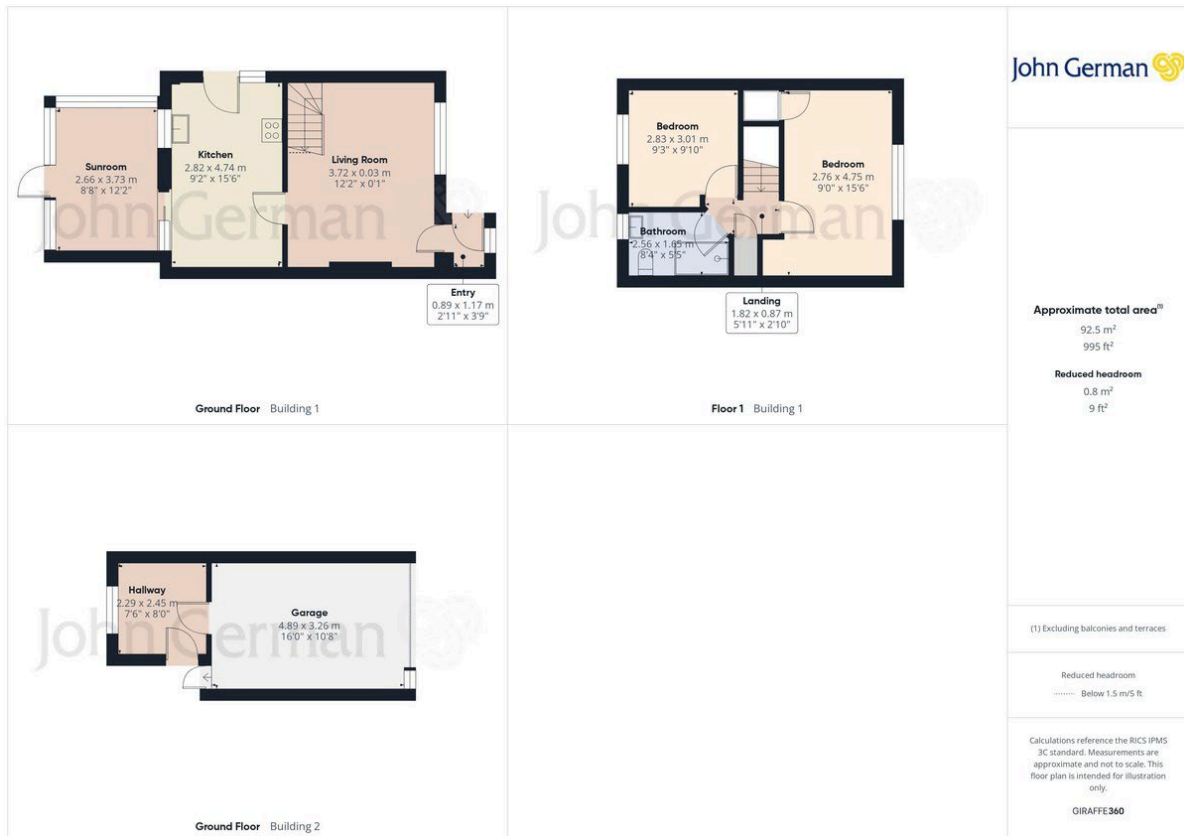
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA16062026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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