

Clay Street

Stapenhill, Burton-on-Trent, DE15 9BD

John German





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£299,950

This traditional detached offers a superb blend of character home with an extended modern interior with lovely sunny gardens to rear, a wide drive, lounge, amazing open plan kitchen/dining with bi fold doors, home office, guest WC, three bedrooms & a modern refitted bathroom.

Clay Street is a wonderful established location known for beautiful character homes with shops and schools close by, riverside walks in Stapenhill Gardens and also being just a short distance from the town centre.

Set behind a wide block paved drive with a character front elevation the porch leads to a welcoming hall with a port hole window to side, ornate tiled floor, doors leading off and a guest WC.

The lounge with views to front offers an ideal space to relax. Without doubt the highlight of the house is an amazing open plan kitchen/diner perfect for families and entertaining with bifold doors seamlessly connecting the inside and outside space. The kitchen is well appointed with a range of units, an island with breakfast bar, integral appliances including twin double ovens, hob and dishwasher, space for further appliance and the kitchen area with skylights and spotlights.

The first floor features two double bedrooms and a single, and there is a well appointed modern refitted family bathroom.

Outside, to the rear the lovely sunny gardens have a paved terrace and a superb open aspect across roof tops and trees with steps down to good size lawned area and there is wide side access which is paved.

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

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/>

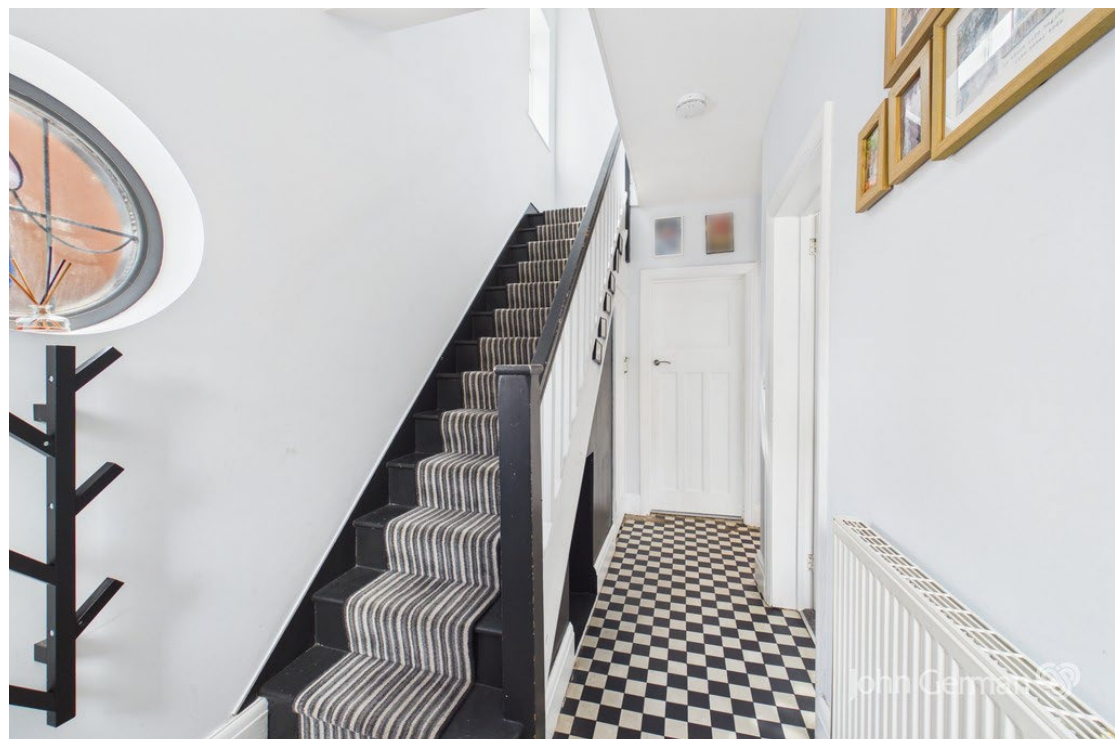
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

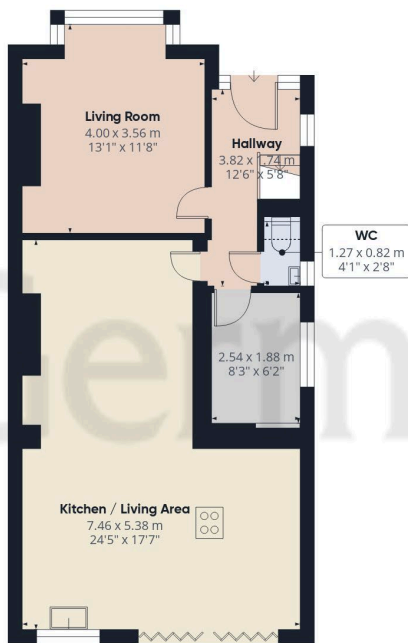
Our Ref: JGA16062026

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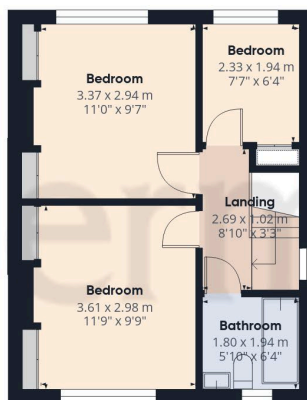
Ground Floor

Approximate total area⁽¹⁾

90.6 m²
975 ft²

Reduced headroom

0.4 m²
4 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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.

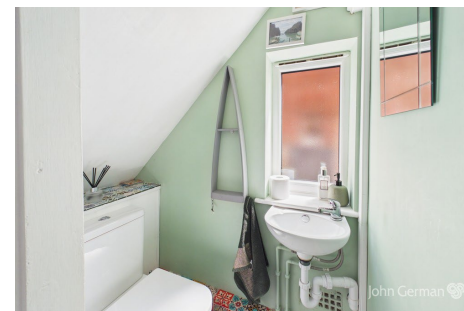
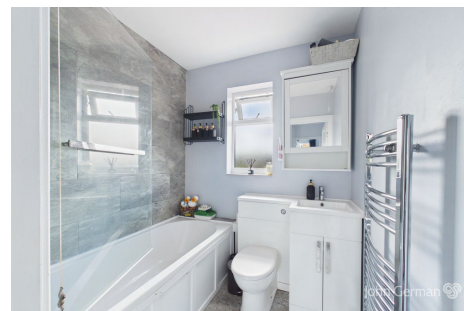
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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