Longford Close

Stapenhill, Burton-on-Trent, DE15 9FZ

John German




love
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Asking Price Of £324,000

Situated in sought-after Brizlincote Valley, this four-bedroom detached home offers spacious accommodation, with nearby parks, walks, highly regarded schools and local amenities, plus a generous driveway, integral garage and enclosed rear garden.



Situated tucked away on Longford Close, within the popular Brizlincote Valley area of Stapenhill, Burton-on-Trent, this impressive four-bedroom detached home offers generous and versatile accommodation throughout. The location is particularly appealing, with pleasant dog walks and parks nearby, highly regarded local schools within easy reach and everyday amenities, including shops, conveniently accessible on foot. The property is further complemented by a generous driveway, integral garage and an enclosed rear garden.

Upon entering, you are welcomed into the entrance hallway, which provides access through to the generous living room. The living room is a particularly spacious reception area, featuring a bay window allowing plenty of natural light, alongside a contemporary media wall (available via separate negotiation). The room opens through to the dining area, creating a lovely space for both everyday family life and entertaining, with double doors providing direct access out to the rear garden.

The kitchen is fitted with a range of wall and base units, drawers and work surfaces, incorporating a Bosch induction hob, Bosch oven and extractor fan. Further features include a double sink, space for a dishwasher and space for an American-style fridge freezer. There is also a useful understairs storage cupboard. Leading off the kitchen is a separate utility room, providing additional storage, a further sink and space for both a washing machine and tumble dryer. The utility room also gives access to the ground floor WC.

To the first floor, the landing leads to four well-proportioned bedrooms, offering flexible accommodation for families or those requiring additional space for home working. The second and third bedrooms benefit from built-in storage, while the principal bedroom is the largest of the four and enjoys the added advantage of an en-suite shower room, comprising a shower, WC and wash hand basin. A substantial set of wardrobes is also available to remain by separate negotiation.

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

Externally, the rear garden begins with a paved patio area, providing an ideal space for outdoor seating and entertaining, with the remainder predominantly laid to lawn. To the front, the property benefits from a generous driveway providing ample off-road parking, together with an additional frontage area and an integral garage. Please note: The neighbouring property benefits from a right of access across the driveway to reach their own driveway.

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: Drive & garage
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06112026







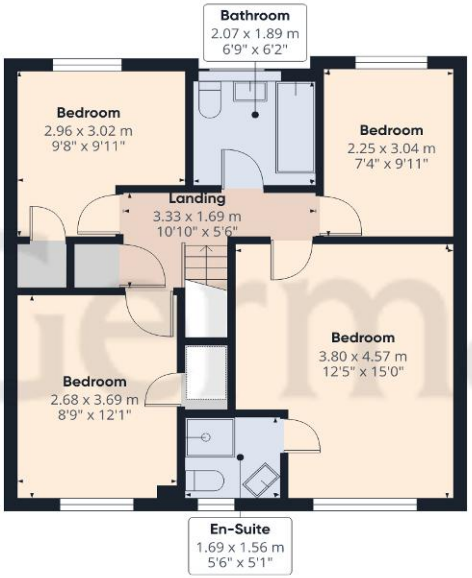








Ground Floor





Floor 1

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Approximate total area(1)

111.2 m²

1194 ft²

(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

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.

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.

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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