

# Malvern Street

Burton-on-Trent, DE15 9DY





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Guide Price £390,000

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From the moment you step inside, the home's period charm is evident, with high ceilings, sash windows, original internal doors, decorative dado rails, feature fireplaces and elegant room proportions enhancing every space.

#### Ground Floor

Entering via the welcoming entrance hallway, you are immediately struck by the scale and grandeur on offer. The hallway is wonderfully spacious and showcases a spectacular staircase, complemented by high ceilings and period detailing that set the tone for the rest of the home.

To the right sits the elegant front reception room, featuring a beautiful bay sash window and an original Victorian fireplace. The current vendors have tastefully maintained the room in keeping with its heritage, allowing the period charm to shine through.

Moving back through the hallway, there is a useful understairs storage area - almost cellar-like in feel - ideal for additional household storage. A convenient downstairs WC with hand wash basin is positioned just beyond.

The second living room is another generously proportioned reception space, centred around a striking stone feature fireplace. This versatile room offers ample space for modern family living and furnishings. To the rear, the room opens into an additional living area currently arranged as a formal dining space, flooded with natural light from French doors and large windows overlooking the patio and garden.

The kitchen is truly spectacular. Fitted with a high-quality shaker-style design, it offers an abundance of wall and base units, drawers, large fitted larders and a central island. A tiled Rangemaster nook creates a charming focal point, complemented by granite work surfaces, a deep Belfast sink positioned beneath the window, integrated dishwasher and fridge freezer, extractor fan and tiled flooring throughout.

Flowing from the kitchen is a delightful sun room - a bright and peaceful retreat creating additional living space where you can relax and enjoy views of the garden throughout the seasons.

#### First Floor

Ascending the staircase, you will again appreciate the sheer size of the landing and corridor space, with staggered stairs leading both left and right - a unique and impressive layout that enhances the sense of space.

To the left are two of the principal bedrooms. The front bedroom features a sash window, original fireplace and ample room for a king-size bed plus additional furniture. Adjacent is the family bathroom, comprising WC, hand wash basin and walk-in shower. Completing this section is another generous double bedroom with rear aspect window and fitted storage.

Returning to the main landing and heading right, a long corridor leads to the remaining bedrooms. The first is a small double, ideal as a single bedroom or study, complete with its own original fireplace. The final bedroom is another well-proportioned double with rear aspect window.

#### Loft Space

The true hidden gem of this home reveals itself via the loft ladder. The partially converted loft space is currently utilised as a hobby room/workshop and presents excellent potential for further development (subject to the necessary planning permission and consents). A rare bonus space offering flexibility for a variety of future uses.

#### Outside

To the rear, a lovely patio area extends from the French doors and sun room, leading up to a well-sized lawn with pathway to a further patio seating area. The garden enjoys a sunny aspect and provides a beautiful setting for family life and entertaining.

To the front, the property benefits from off-road parking.

Rich in Victorian character and offering over 2,000 sq. ft. of versatile accommodation, this exceptional home provides extensive living space and remarkable flexibility for a variety of buyers. Situated in a highly sought-after location and offered with no upward chain, it presents a rare opportunity to acquire a substantial period property and put your own stamp on a truly special family home.

Early viewing is highly recommended to appreciate the true scale, charm and potential of this outstanding residence.

**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. Subject to a historic annual rentcharge (£1 per year).

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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)

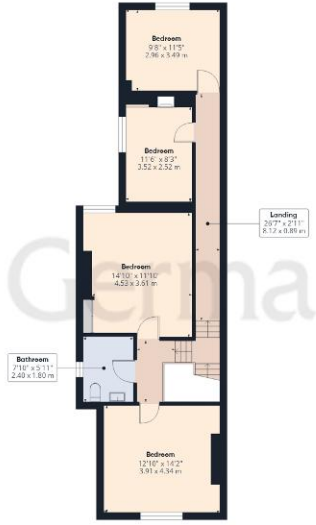
**Our Ref:** JGA/04032026







Ground Floor



Floor 1



Floor 2



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

2054 ft<sup>2</sup>  
191.1 m<sup>2</sup>

**Reduced headroom**

124 ft<sup>2</sup>  
11.5 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.

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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 1<sup>st</sup> 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.

#### Agents' Notes

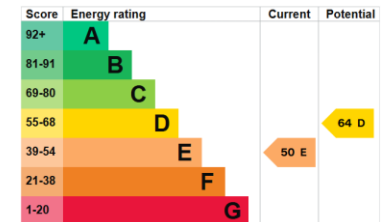
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

#### 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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