Reservoir Road

Burton-on-Trent, DE14 2BP

John German

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£425,000

This lovely detached home has been extended and offers a superb blend of character & modern living, being immaculate presented & ready to move into. It enjoys field views and internal highlights include two large reception rooms, an extended kitchen plus four bedrooms inc. an exceptional main bedroom with en suite.

Situated at the top of Reservoir Road is this lovely 1930s detached home with stunning views, having been extended and elegantly presented by the current owners, perfect for a family due to its spacious accommodation and being so well placed for schools, lying in the catchment area for John Taylor High School. It is also in walking distance of Queen's hospital.

The property is set back behind a drive and front garden. The front door opens into a welcoming hall with high ceilings enhancing the feeling of space, with stairs and doors leading off.

The lounge is a light filled room ideal to relax in with a bay window framing views to front and a contemporary electric fire.
The second reception room is currently used as a sitting/dining room and has an open fire plus French doors that open out to the large patio and garden.

The extended kitchen has a stylish range of units with quality work surfaces over in addition to a useful large fitted larder style cupboard. A half light double glazed door opens out to the rear garden.

To the first floor the landing has doors leading off to the four bedrooms. The impressive main bedroom enjoys far reaching views and has the benefit of its own luxury ensuite shower room. Bedrooms two and three are doubles and bedroom four is a single/nursery room or ideal home office. Completing the first floor is the family bathroom.

To the rear is a wonderful, well tended and generously sized garden including shaped lawns surrounding by planted beds and borders with a winding path leading the top of the garden where you can take in the fantastic view over fields.

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
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

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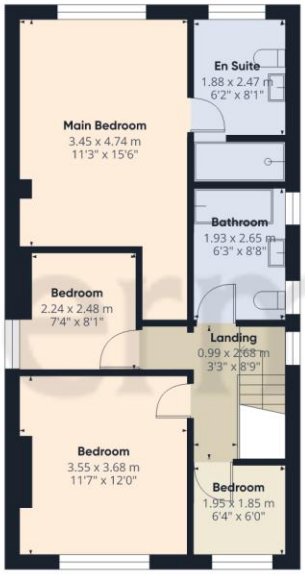
Ground Floor



Floor 1

John German

Approximate total area(1)

115 m²

1239 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.

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.

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.

AWAITING EPC MEDIA

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