Burton Street

Tutbury, Burton-on-Trent, DE13 9NR







A charming two-bedroom mid-terraced cottage, rich in character and ideally positioned within the heart of the sought-after village of Tutbury. Offered for sale with no upward chain, the property combines traditional cottage features with practical accommodation and a generous rear garden.

Asking Price Of £170,000

John German

A charming two-bedroom mid-terraced cottage, rich in character and ideally positioned within the heart of the sought-after village of Tutbury. Offered for sale with no upward chain, the property combines traditional cottage features with practical accommodation and a generous rear garden.

Upon entering, you are welcomed into a characterful living room, featuring an attractive exposed brick fireplace, ceiling beams and traditional wooden panelling, creating a cosy cottage feel. The room provides space for essential living room furnishings, with its traditional features adding plenty of charm and personality.

The kitchen is fitted with a range of base units and drawers, complemented by a sink, oven and gas hob. There is space for a washing machine, alongside a breakfast bar providing a compact spot for informal dining. Further useful storage is available within the matching understairs units, which also incorporate space for a fridge freezer.

To the first floor, the master bedroom is a particularly generous double room, benefiting from two built-in wardrobes and additional storage space above. The second bedroom is a more compact yet versatile room, making an ideal single bedroom, home office, nursery or hobby room. This room also benefits from a tall built-in wardrobe, with further useful storage available above the landing. Completing the first floor accommodation is a shower room, fitted with a shower cubicle, WC and wash hand basin.

Externally, to the rear is a lengthy garden, predominantly laid to lawn, providing a lovely outdoor space to enjoy throughout the warmer months. Please note that, as is typical with terraced properties, there is a right of way providing access to the rear.

Situated along Burton Street, the property enjoys a particularly convenient position within Tutbury, with an excellent selection of local amenities quite literally on the doorstep. The village offers a variety of independent shops, cafes, traditional pubs and everyday conveniences, alongside the historic Tutbury Castle and a selection of pleasant countryside walks, ideal for those who enjoy getting outdoors. There is also a choice of well-regarded local schooling, making this a particularly appealing village location.

Whether you are a first-time buyer looking for a characterful home, someone looking to downsize or an investor seeking a property in a popular village setting, this charming cottage is certainly worth a closer look.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: There is a right of access across the rear of the property.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: On road
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19112026
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.




John German


John German

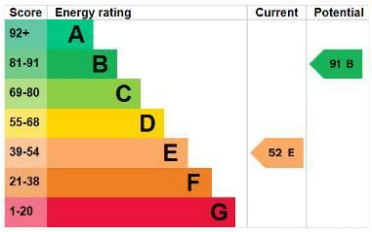

John German


John German


John German







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.

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk