

Tiger Court

Burton-on-Trent, DE14 3PR

John German



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Offers Over £235,000

This deceptively spacious and beautifully presented three-bedroom town house is ideally positioned in the sought-after Tiger Court development and offers over 1,000 sq ft of versatile living space. It is a home that flows extremely well, with thoughtful design features throughout, making it perfectly suited to first-time buyers, young couples, growing families and investors alike.

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On entering the property, you are welcomed by a generous hallway with a large storage cupboard, ideal for coats, shoes and household essentials. A convenient downstairs W/C with hand basin sits just off the hall. To the left is the impressive kitchen–diner, fitted with a fully equipped shaker-style kitchen offering ample wall and base units, an oven, gas hob, extractor fan and splashback tiling. The worktop extends into an L-shape and incorporates a breakfast bar area positioned to enjoy views of the garden through the rear French doors. The current vendor has also cleverly created a highly practical utility and storage area by making full use of the room's shape, adding to the functionality of this well-designed space.

Across the hall, the spacious living room provides ample room for a full suite of furniture, and the current owner has also incorporated a formal dining area, demonstrating how versatile this room can be. Both the kitchen–diner and the lounge enjoy double-aspect windows and French doors opening directly onto the garden, ensuring the ground floor receives excellent natural light throughout the day.

The feature staircase leads to the first floor and is a standout design element in its own right. Its square-spiral shape is complemented by a striking full-height window, allowing natural light to cascade into the landing. This creates a bright and welcoming central space that also offers an attractive area for decorative pieces, plants or photographs.

The first floor hosts three well-proportioned bedrooms. The master bedroom is generously sized and features a modern en-suite shower room with hand basin, a large window and a Juliet balcony, giving the room a bright and airy feel. The family bathroom sits alongside and is finished to a high standard, with floor-to-ceiling tiling, a shower over the bath, a rainfall shower head, a standard shower head, a W/C and a hand basin. The second bedroom is a comfortable double with useful inset areas ideal for wardrobes or storage furniture. The third bedroom, while the smallest, can still accommodate a double bed but also offers excellent potential as a single bedroom, home office, dressing room or walk-in wardrobe, depending on the owner's needs.

The rear garden is one of the property's most impressive features. The vendor has transformed this outdoor space into a tranquil and highly usable retreat. A large decked area with a wooden structure above provides sheltered outdoor living, perfect for year-round enjoyment. Beyond the decking is a well-maintained lawn with raised borders and a stone pathway leading to a wooden greenhouse at the rear of the garden, which is a real suntrap and perfect for those who enjoy home-growing or gardening. Completing the plot is a detached garage, and thanks to the property's excellent position within Tiger Court, you benefit from a dedicated parking space in front of the garage as well as ample off-road parking available nearby.

The location of this property adds considerable appeal. Situated centrally within Burton upon Trent, the home is within easy walking distance of a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schools. Burton's transport links are excellent, with convenient access to the A38, A511 and A444, making travel to Derby, Lichfield, Birmingham and other major destinations straightforward. The town also benefits from a well-connected train station offering direct services to further regional hubs. Nearby riverside walks, parks and green spaces add to the area's charm, providing plenty of opportunities for outdoor leisure and family activities.

Overall, this is an exceptionally well-presented and thoughtfully laid-out home that will appeal to a wide range of buyers. Its combination of generous living space, versatile layout, superb garden, detached garage and prime location makes it an excellent choice.

Agents note: We understand there is a communal charge of currently £350 per annum.

There is a Ring doorbell and CCTV recording.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Garage & drive

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 C

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

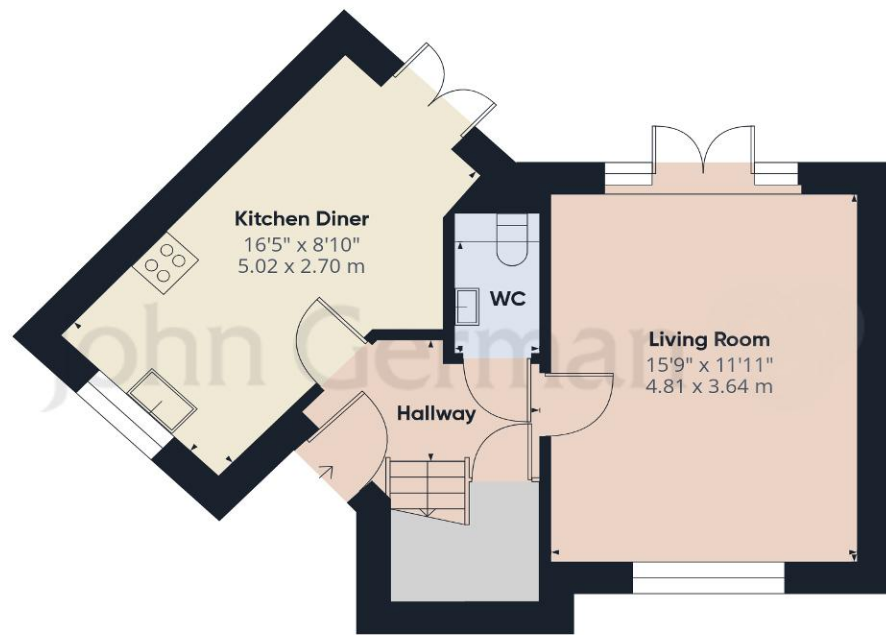
Our Ref: JGA/12122025

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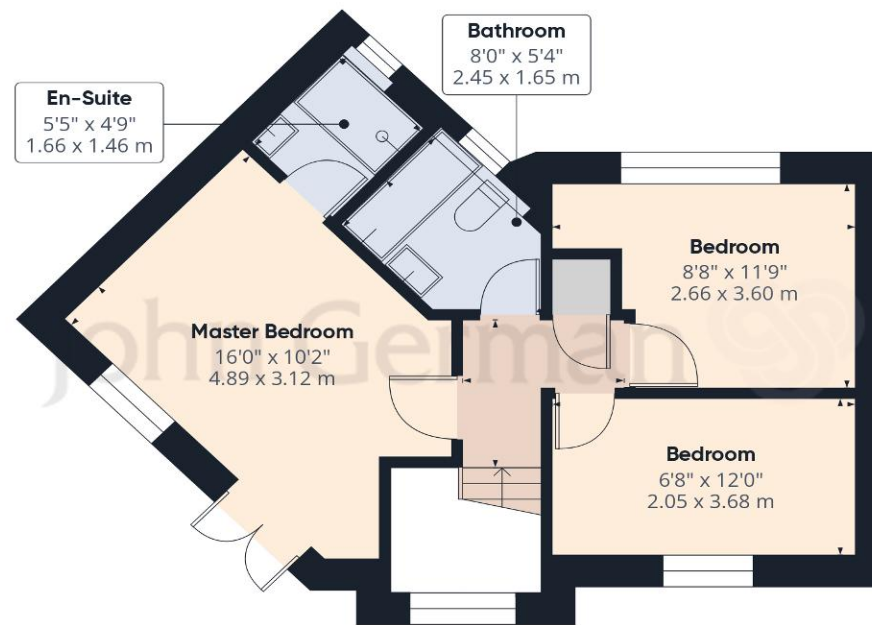
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 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.



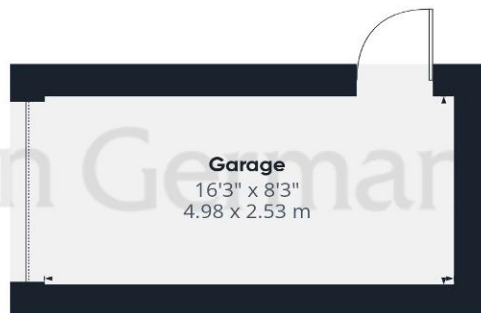




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1012 ft²

94 m²

(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.

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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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