

Eton Road

Burton-on-Trent, DE14 2SW

John German





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£250,000

**A rare opportunity to purchase a sizeable family home
on the popular road of Eton Road in Burton.
Set over three floors and boasting approximately 1488
sq.ft. with four bedrooms, four reception rooms and
en suite to master bedroom.**

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Located on Eton Road in Burton-on-Trent, just off the Derby Road. This property is ideally positioned close to local amenities, schools, and transport links. The town centre, with its wide range of shops, restaurants, and entertainment venues, is just a short distance away. For commuters, there is excellent access to major road networks, including the A38, connecting you to Derby, Lichfield, and beyond. Families will appreciate the close proximity to highly regarded schools such as, Eton Park Junior School, The de Ferrers Academy and many more.

As you enter the property through the hallway, you will find stairs leading to the first floor and access to two separate reception rooms. To the front is the biggest of the four reception rooms, having a bay window to front and a feature fireplace. Leading onto the living room, which again features a fireplace, this room is used as the main living space in the home. Following onto the dining room, ideally located next to the kitchen with sliding doors to the side of the property.

The fitted kitchen offers matching wall and base units with worktops above, space for cooker with cooker hood above, plumbing for washing machine and dishwasher, space for American style fridge freezer and a door leading onto the conservatory. The conservatory is uPVC fitted and features access to a downstairs WC. An external door leads onto the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which can take a double bed and ample bedroom furniture. All three bedrooms on this floor share a family bathroom. The bathroom hosts a bath and shower over, low level flush WC and wash hand basin.

Stairs then lead to the second floor, where the property offers a brilliant sized master bedroom. Featuring built in wardrobes and its own en suite that has a bath with mixer taps, separate shower enclosure, wash hand basin and WC.

The rear garden is a fantastic size and is privately enclosed to wooden fencing to the perimeter. The garden hosts various different areas, which include a lawned area and various patio areas, which are best used for outdoor furniture.

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: Traditional

Parking: On road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 B

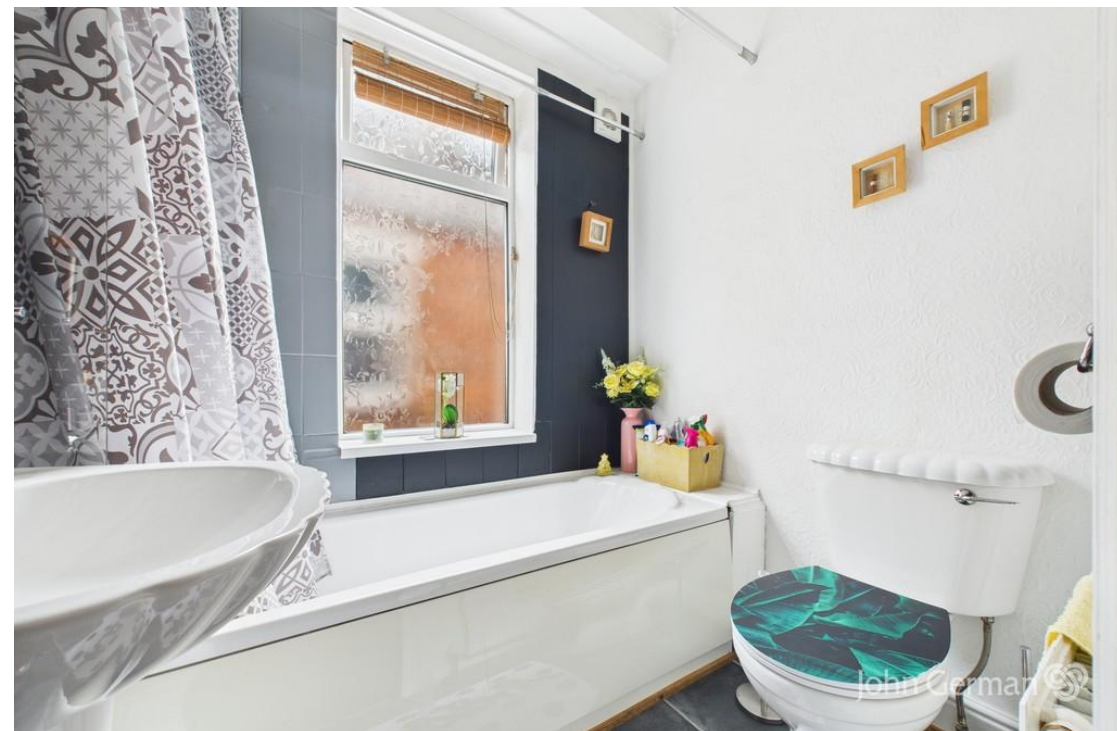
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14072025

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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



Floor 1



Floor 2

Approximate total area⁽¹⁾

1488 ft²

138.3 m²

Reduced headroom

9 ft²

0.8 m²

(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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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