

Bridgewater Road

Burton-on-Trent, Staffordshire, DE14 2GD

John 
German






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Offers over £300,000



This superb detached offers a spacious home for a family, featuring a large hall, good size lounge, an impressive open plan kitchen/diner opening out to the garden, four good size bedrooms and family bathroom, set on a lovely plot with views to rear, drive and integral garage.

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Situated on the lovely Bridgwater Road is this impressive, detached home, ideal for a family with a well-designed layout, set on plot with a good size drive and open aspect to rear. Located close to schools, the town centre and with excellent transport links.

The floor ground floor begins with a good size hall with doors and stairs leading off. The lounge is spacious with a fireplace adding a cosy feel. Across the hall is a useful storage cupboard and a guest cloakroom stylishly upgraded by the current owners. The kitchen/diner is a highlight, well appointed with fitted units, space for a dining table and French doors opening out to the rear garden, which features a paved terrace, shaped lawns and a covered deck at the bottom of the garden ideal for entertaining.

To the first floor, there are four bedrooms ideal for a family. The ensuite has been converted into a dressing room/home office, which could be converted back. The family bathroom has been stylishly refitted with a modern suite and a good size storage cupboard.

The location is ideal for local shops and just a short distance from the train station and town centre, with the A38 also in easy reach.

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

Please note: There is an estate management fee currently of £90.

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: 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 D

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

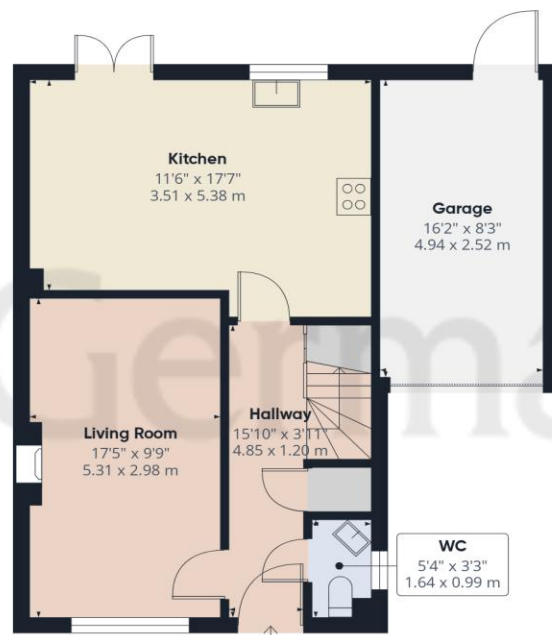
Our Ref: JGA/10062026

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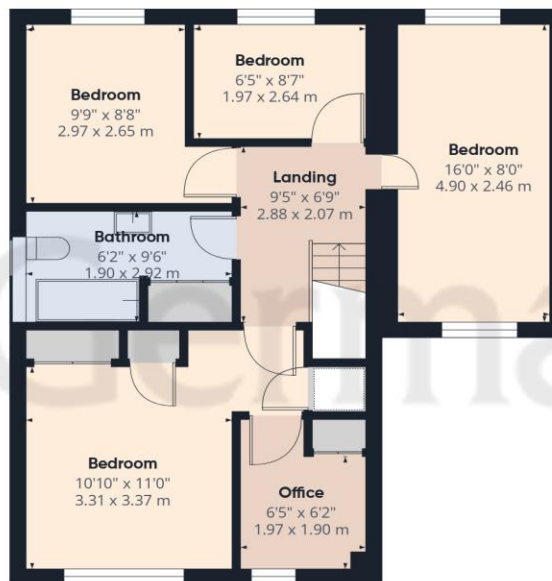
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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



Approximate total area⁽¹⁾

1236 ft²

114.8 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



