

# Malvern Street

Burton-on-Trent, DE15 9DY

John German





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Guide Price £285,000

A rare opportunity to acquire this well presented and characterful three-bedroom Victorian semi-detached home, ideally situated on the highly sought-after Malvern Street in Stapenhill, Burton-on-Trent. The property successfully combines period charm with modern-day convenience, offering approximately 1,160 sq ft of well-proportioned accommodation.

The accommodation begins with a welcoming and lengthy entrance hallway, showcasing the generous proportions synonymous with Victorian homes. To the front of the property, the spacious living room benefits from high ceilings, an original feature fireplace, and French doors opening directly onto the rear patio, creating a bright and inviting living space ideal for both relaxing and entertaining.

Continuing through the hallway, there is a useful understairs storage cupboard and access to the generous dining room, which comfortably accommodates a family-sized dining table and chairs, making it the perfect setting for family meals and social gatherings.

The extended kitchen is well-equipped with an extensive range of wall and base units to both sides, complemented by a bay window that allows for plenty of natural light. Features include an eye-level double oven, integrated fridge freezer, dishwasher, extractor hood, five-ring gas hob, double sink, ample drawer storage, space for a washing machine, and tiled flooring throughout. Beyond the kitchen is a practical utility area, a convenient downstairs WC, and an external door providing access to the rear garden.

To the first floor, the generous principal bedroom benefits from fitted wardrobes and drawers, together with a modern en-suite shower room comprising a shower cubicle, WC, wash hand basin, and heated towel radiator. Bedroom two is another well-proportioned double bedroom with fitted wardrobes, while bedroom three offers flexible accommodation as a generous single bedroom, nursery, dressing room, or home office. Completing the first floor is the family bathroom, fitted with a charming clawfoot bath, WC, and wash hand basin.

Externally, the property benefits from off-road parking to the front suitable for a small to medium-sized vehicle. To the rear, the enclosed garden has been thoughtfully designed for low-maintenance enjoyment, featuring a substantial porcelain patio seating area with steps leading to a generous artificial lawn, providing an excellent space for outdoor dining, entertaining, and family life.

Malvern Street enjoys a popular residential position within Stapenhill, offering excellent access to a range of local amenities, including shops, supermarkets, schools, healthcare facilities, parks, and leisure amenities. Burton town centre is within easy reach, while excellent road links via the A38 provide convenient connections to Derby, Lichfield, Birmingham, and beyond.

Offering an abundance of original character, generous room sizes, and modern finishes throughout, this superb Victorian home is ready for its next owner to move straight in and make their own mark.

**Agents notes:** Please note the owner of No. 41 and the owner of No. 42 have shared rights.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

**Property construction:** Standard **Parking:** Off road parking

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16062026







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

107.7 m<sup>2</sup>

1161 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(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.

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.

### 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		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



### John German

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Loughborough | Stafford | Uttoxeter

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