

Barley Road

Burton-on-Trent, DE13 9FZ

John German





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£300,000

This impressive larger style detached offers a light, well designed home combining a spacious layout with an interior ideal for modern life, including a dual aspect lounge, large kitchen/diner, guest WC, three generous bedrooms, ensuite to master, plus the advantage of a double width drive and garage.



This larger style detached home is well worth viewing, perfect for a growing family or those downsizing but not wanting to compromise on space. Set on a choice plot with views over a green and trees to front, plus the advantage of a double width drive leading to a good size detached garage, ideal for car/motorbike enthusiasts or just for that extra storage.

The hall provides a spacious entrance with a useful large built-in cupboard, together with stairs and doors leading off, and access to the guest WC with a window to front. The lounge is a superb light filled room, with French doors opening out to the lovely low maintenance landscaped garden with a good degree of privacy. The kitchen/diner is a highlight, having plenty of space for a dining table with a well appointed kitchen fitted with units, worktops and an integrated double oven and hob.

To the first floor, the good size landing has doors off to three good size bedrooms. The master impresses with lots of light and space, and the added benefit of an ensuite shower room. Bedrooms two and three both share a well appointed modern bathroom.

The property is set on a modern development with a recently opened primary school and shops close by in Branston Village. John Taylor Free School, Burton Rugby Club and The Bridge Inn are all in easy walking distance.

Please note: We understand there is an estate management fee of currently £300 per annum.

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).

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Property construction: Standard

Parking: Drive & garage

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/22052026

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.

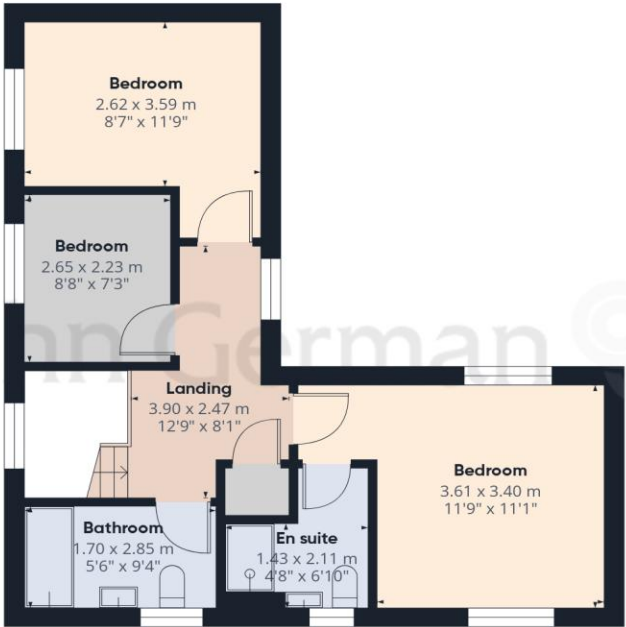
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



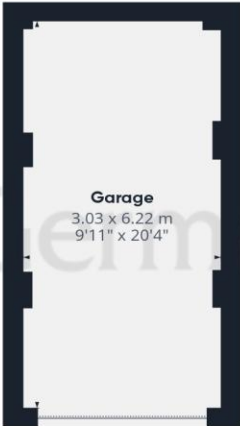




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
116.3 m²
1252 ft²

(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.



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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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