The Grove

Tatenhill, Burton-on-Trent, DE13 9SL







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£435,000

A charming and unique detached home in the sought-after village of Tatenhill, featuring a spacious reception hall, lounge with Inglenook fireplace, kitchen/diner, three double bedrooms, ensuite, family bathroom, south facing walled garden, and garage and driveway to rear.

John German

This delightful home occupies an attractive position within the sought-after village of Tatenhill and offers spacious, well-balanced accommodation, making it an ideal choice for families or those looking to downsize without compromising on space. The property is within the catchment area for the highly regarded John Taylor High School, with a village pub, village hall, historic church, bowling green and endless walks all just a short stroll away. Excellent transport links are also close at hand, with the A38 easily accessible and railway stations available in both Burton upon Trent and Lichfield.

Set within an attractive, established garden plot, a gated entrance opens onto a pathway leading to the front door and into a welcoming and particularly spacious reception hall, with staircase rising to the first floor, an understairs cupboard and doors leading to the principal ground floor rooms. The lounge is a lovely feature of the home, centred around an impressive Inglenook fireplace with a multi-fuel stove, creating a warm and inviting focal point. A window enjoys views to the front, while patio doors provide a lovely outlook and access onto the rear garden.

Across the hall, the dining room offers an excellent space for family dining and entertaining, enjoying a dual aspect to the front and side and engineered oak wood flooring, with a wide opening through to the kitchen, creating a wonderful sense of connection between the rooms. The kitchen is well appointed with a range of fitted units, butcher block worktops with inset one and a half bowl sink, freestanding cooker with electric oven and five ring gas hob (supplied by Calor Gas), integrated fridge and a window overlooking the garden. A door leads through to a useful utility room with an integrated freezer, space for a washing machine, stone tiled floor and further access to the rear garden. Completing the ground floor is a modern guest cloakroom with a marble basin and real wood floor.

Stairs rise to the first-floor landing, with a front facing window at the half landing and a Velux skylight above allowing natural light to flood the space, and a loft ladder providing access to the insulated and part boarded loft space. Doors lead to three generous double bedrooms, all offering comfortable accommodation, with Sharps fitted wardrobes and shutters to the windows. The principal bedroom is particularly appealing, featuring a dressing area with fitted wardrobes and a dressing table, plus a modern ensuite shower room with a double shower cubicle and rainfall shower above. The family bathroom is finished to an attractive standard and features a superb freestanding Victoria & Albert bath, wash basin and WC with stone surfaces.

Outside, the property enjoys a south facing established and particularly attractive walled garden to the rear offering privacy, with shaped lawns, well-stocked borders and a paved terrace providing an ideal setting for outdoor dining and relaxation. A detached garage benefits from an electric roller door, with a driveway providing parking to the front, together with a useful timber garden shed and log store. The Grove is a private road serving just five properties, sharing access, and the property is situated within Tatenhill Conservation Area, adding to the character and appeal of this desirable village setting.

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: Standard **Parking**: Drive & garage
Electricity supply: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Oil central heating
(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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09112026



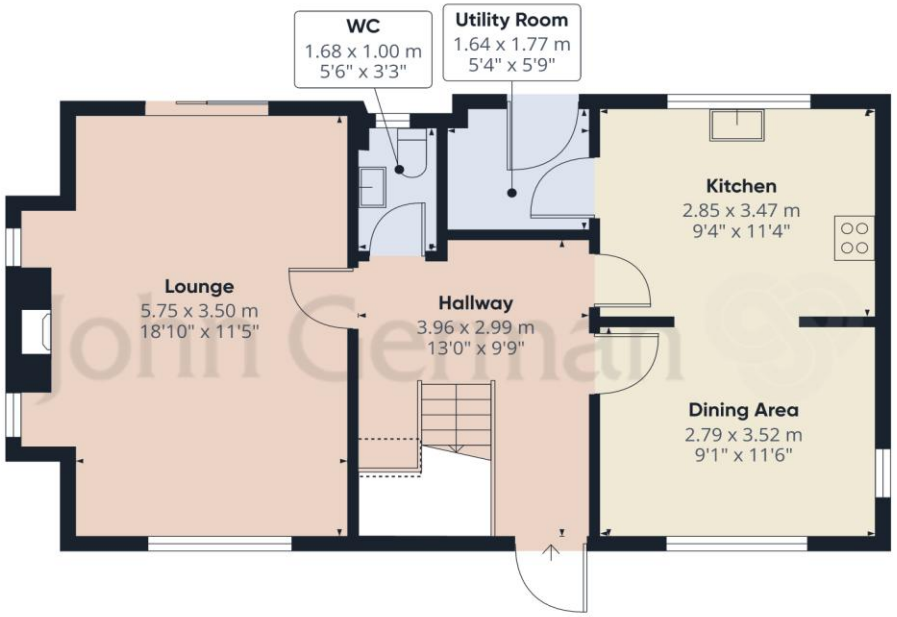



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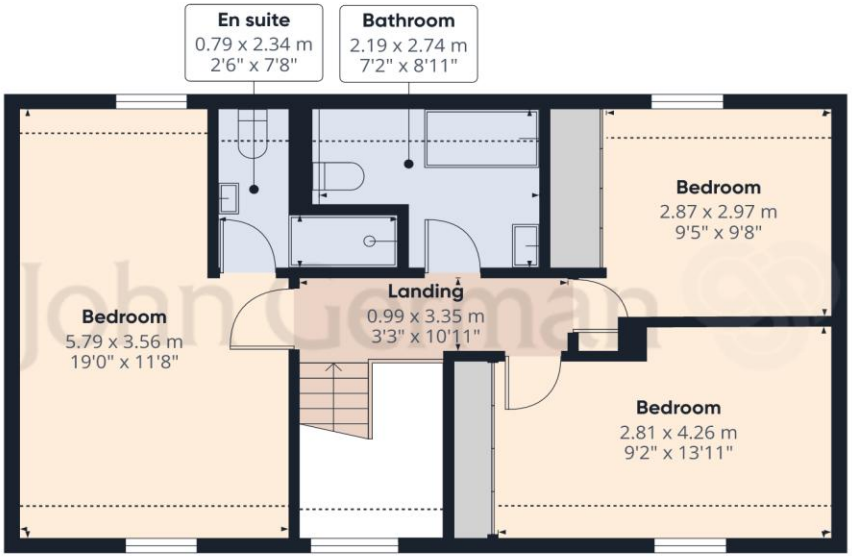

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

126.9 m²

1365 ft²

Reduced headroom

7.3 m²

78 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

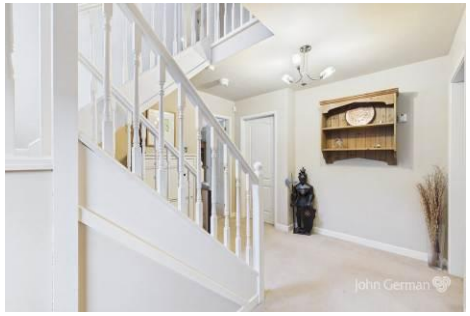
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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.

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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.

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