



Greenways Road, Tatenhill,
Burton-on-Trent



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£245,000



Key Features

- Immaculate Semi Detached Home
- Convenient Location
- Outskirts Of Burton upon Trent
- Close To Open Countryside & A38
- Master Bedroom With En-Suite
- Two Further Bedroom
- EPC rating B
- Freehold





An immaculately presented semi detached home on this evolving and popular development. Situated on the outskirts of Burton between Tatenhill and Branston the location offers easy access to the A38 and the facilities available within Branston. In brief the accommodation comprises: - reception hall, guest cloak room, lounge, open plan dining kitchen, master bedroom with built-in wardrobes and en-suite shower, two further bedrooms and bathroom. Externally there is a driveway to the front providing car standing space and to the rear is an enclosed garden with patio area. The property is within close proximity of Branston Locks Primary, John Taylor high school and John Taylor free school.

Accommodation In Detail

Entrance door leading to:

Reception Hall

having one central heating radiator, wood effect flooring and staircase rising to first floor.

Guest Cloak Room

having wc, wash basin, one central heating radiator and wood effect flooring.

Lounge 3.67m x 3.52m (12'0" x 11'6")

having one central heating radiator and window to front elevation.

Dining Kitchen 4.88m x 2.73m (16'0" x 9'0")

having stainless steel sink with mixer tap set into a wood effect work top, four ring gas hob with extractor canopy over, high gloss fronted base cupboards and drawers, matching wall mounted units, appliance space, wood effect flooring, recessed ceiling lights, one central heating radiator, understairs storage cupboard, French doors opening out to the rear garden and window to rear.

On The First Floor

Landing

leading to:

Bedroom One 3m x 2.63m (9'10" x 8'7")

having built-in wardrobes, one central heating radiator and window to front elevation.

En-Suite

having a double width shower cubicle with two shower attachments including a rain shower, tiling to walls, wc, wash basin, one central heating radiator and tiling to floor.

Bedroom Two 3.06m x 2.46m (10'0" x 8'1")

having window to front elevation and one central heating radiator.

Bedroom Three 2.69m x 2.3m (8'10" x 7'6")

having one central heating radiator and window to front elevation.

Bathroom

having a three piece white suite comprising bath, wc, wash basin, tiling to walls and floor and one central heating radiator.

Outside

There is a driveway to the front providing car standing for two vehicles and a pathway leads to the side of the property giving access to the rear garden. To the rear is a patio area and a mainly lawned garden.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

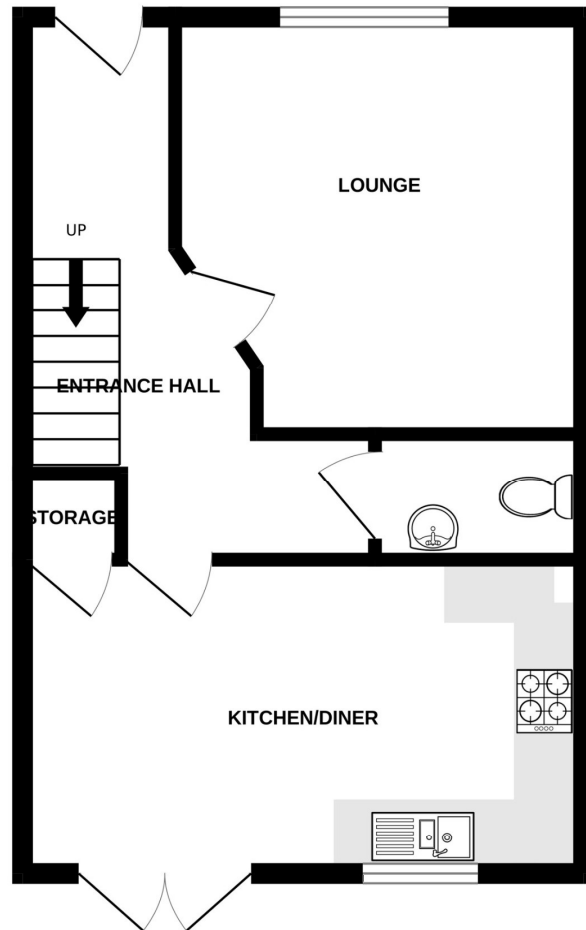
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

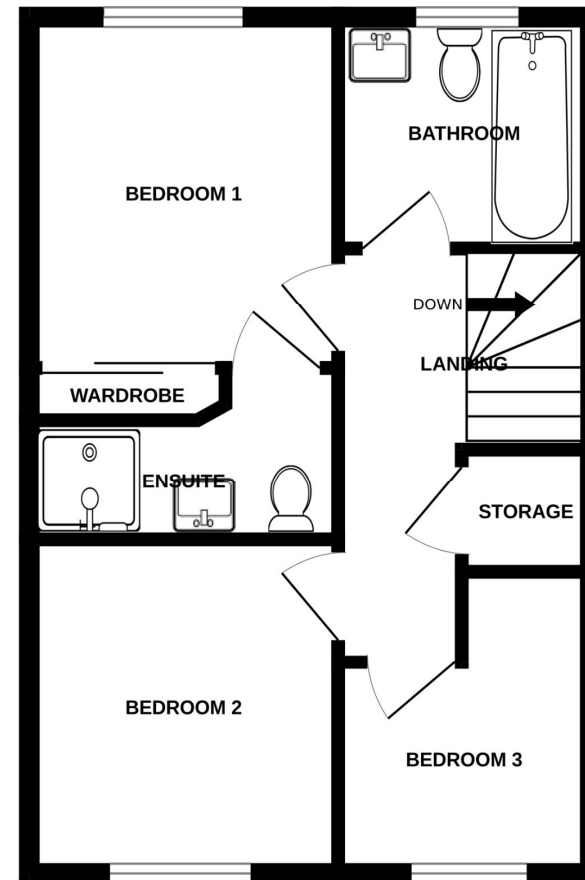
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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