

Wetherel Road

Brizlincote Valley, Burton-on-Trent, DE15 9GW

John
German





Wetherel Road

Brizlincote Valley, Burton-on-Trent, DE15 9GW

£399,950

Set on a generous garden plot is this superb home in an established well regarded location offering a light & spacious home with a hall, dual aspect lounge with open fire, dining room, breakfast kitchen with views, utility, four good size bedrooms, ensuite & family bathroom, large drive & garage with an electric door.



Situated off the lovely quiet established road is this superb detached on a good size garden plot with space either side. The location is well placed for schools with a Tesco convenience store close by together with plenty of green spaces and walks to get outdoors.

Set behind a good size drive and front garden there is an open aspect to front with a canopy porch and door opening into a welcoming hall with a useful storage cupboard and doors leading off.

The lounge is a light and bright room with an open fire adding a cosy feel, the bay window frames garden views, second window to front make this room an ideal space to relax. Across the hall is the dining room with wide patio doors opening out to gardens.

The kitchen has been stylishly refitted with a range of units together with breakfast bar and wooden block surfaces with integrated appliances including a double oven, hob and fridge/freezer. Again this is a lovely light space to entertain with a dual aspect framing views to front. Off the kitchen is useful modernised utility room with door to side. Completing the ground floor is the guest WC.

To the first floor the house has a good size landing with an airing cupboard and space that lends itself to being a home office space.

The master is a good size bedroom with built in wardrobes adding plenty of storage and a modern ensuite shower room with spotlights. Bedroom two is a good size double with a skylight and window with garden views, bedrooms three and four are also of a good size, and all three share a family bathroom.

Outside, the rear gardens have been landscaped with a paved terrace ideal for garden furniture, shaped lawns and sleepers creating planting beds ideal for growing vegetables. There is wide space on each side of the house as well offering plenty of room for a shed for extra storage.

The garage has an electric up and over door and a good size drive offering ample parking.

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:** Driveway and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA14072026

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.

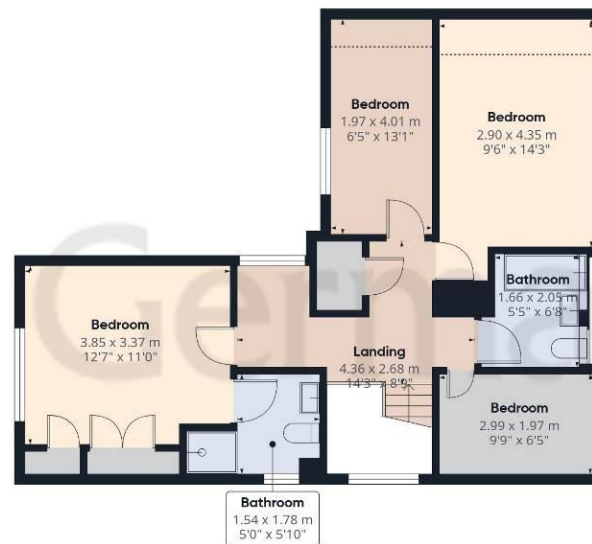
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



Floor 1



Approximate total area⁽¹⁾

127.1 m²

1368 ft²

Reduced headroom

2.9 m²

31 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.

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		
69-80	C		71 C
55-68	D	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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



