

Wyggeston Street

Burton-on-Trent, DE13 0SB

John
German



John German

Offered for sale with no upward chain, this ground floor maisonette presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Situated on the conveniently located Wyggeston Street in Burton-on-Trent, the property offers fantastic potential for a purchaser to modernise and personalise throughout, creating a home tailored to their own tastes.

The property benefits from a garage with parking directly in front, providing valuable off-road parking and additional storage.

Upon entering, you are welcomed straight into the living room, a comfortable reception space with ample room for everyday furnishings and plenty of potential to create a cosy living environment. Leading through to the kitchen, this is fitted with a range of wall and base units incorporating a double sink, with space for a cooker and a washer/dryer. A heated towel rail adds a practical touch, while the layout offers an excellent opportunity for modernisation to suit individual tastes. An inner hallway provides access to a useful storage cupboard, houses the boiler, and leads through to the remaining accommodation.

The double bedroom is well proportioned, comfortably accommodating a double bed along with wardrobes and additional bedroom furniture. Off the bedroom is a generous storage area with restricted head height, making it an ideal space for storing suitcases, seasonal decorations, household items or other belongings. The shower room comprises a shower cubicle, low-level WC, hand wash basin and heated towel rail.

Outside, to the rear, the property benefits from a lawned garden, offering outdoor space with potential to enhance and enjoy.

Wyggeston Street enjoys a convenient position within Burton-on-Trent, with a wide range of everyday amenities nearby including supermarkets, shops, cafés and healthcare facilities. Burton town centre is within easy reach, while excellent transport links, including the nearby A38 and Burton railway station, provide convenient access to Derby, Lichfield and beyond.

Requiring modernisation throughout and offered with no upward chain, this property represents an excellent opportunity for buyers looking to put their own stamp on a home or for investors seeking a property with plenty of potential. Early viewing is highly recommended.

- Tenure:** Leasehold. Lease commenced 1983 for 999 years.
(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:** Garage with parking in front
- 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 A
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/16072026

IMPORTANT INFORMATION

The property is being sold via solicitors, we have limited information regarding the property. Details such as the age and history of the boiler, electrical installations, material information, leasehold details and other relevant property information may not be available.

Prospective purchasers are advised to make their own enquiries and should consult with their solicitor/conveyancer regarding all legal, title, tenure, and property-related matters prior to proceeding.

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.







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	69 C	72 C
55-68	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

