

Perle Road

Burton-on-Trent, DE14 1DN

John German





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£320,000

Situated on Perle Road, this well-proportioned four-bedroom detached home offers 1,279 sq ft of versatile accommodation, including a converted garage/reception room. Features include four bedrooms, en-suite, utility, WC, generous living space and a low-maintenance rear garden.



The property is approached via a slate-chipped front garden, with a double-width driveway providing off-road parking and a pathway leading to the entrance.

Inside, the welcoming entrance hallway provides access to the ground floor accommodation and benefits from useful understairs storage. The living room is a generous reception space featuring a media wall, creating a comfortable area for relaxing. To the rear is the impressive kitchen diner, fitted with a range of wall and base units, drawers and ample worktop space which continues into a breakfast bar. Integrated appliances include a dishwasher, oven, gas hob and extractor fan. There is also ample room for a family dining table and chairs, with French doors providing access to the garden. Off the kitchen is a utility room, offering space and plumbing for both a washing machine and tumble dryer, alongside further storage. The utility room leads through to a downstairs WC, fitted with a WC and hand wash basin. The former garage has been converted by the current owners to create a versatile family room, providing valuable additional living space which could be utilised as a playroom, home office, snug, gym or further reception room.

To the first floor are four well-proportioned bedrooms. The smallest bedroom would make an ideal single bedroom, nursery or home office, whilst the third bedroom is a generous double with fitted wardrobes. Bedroom two is a larger double, while the principal bedroom is the largest of the four and benefits from fitted wardrobes and a private en-suite. The en-suite comprises a shower cubicle, WC and hand wash basin, with the remaining bedrooms served by the family bathroom.

Outside, the rear garden is designed with ease of maintenance and entertaining in mind. There is an initial patio area adjoining the property, with a further fully paved section to the left and a wooden gazebo providing a shaded seating area. The remainder is laid with artificial lawn, creating a practical outdoor space for relaxing and entertaining.

Perle Road is conveniently positioned for a range of local amenities, schools and transport links within Burton-on-Trent. The town centre offers a variety of shops, supermarkets, restaurants and leisure facilities, whilst Burton railway station provides rail connections towards Derby, Nottingham and Birmingham. The A38 and A50 are also accessible, providing excellent road links throughout the wider Midlands.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: We understand there is a communal charge of currently £209 per annum to Warwick Estates. 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: Gas

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

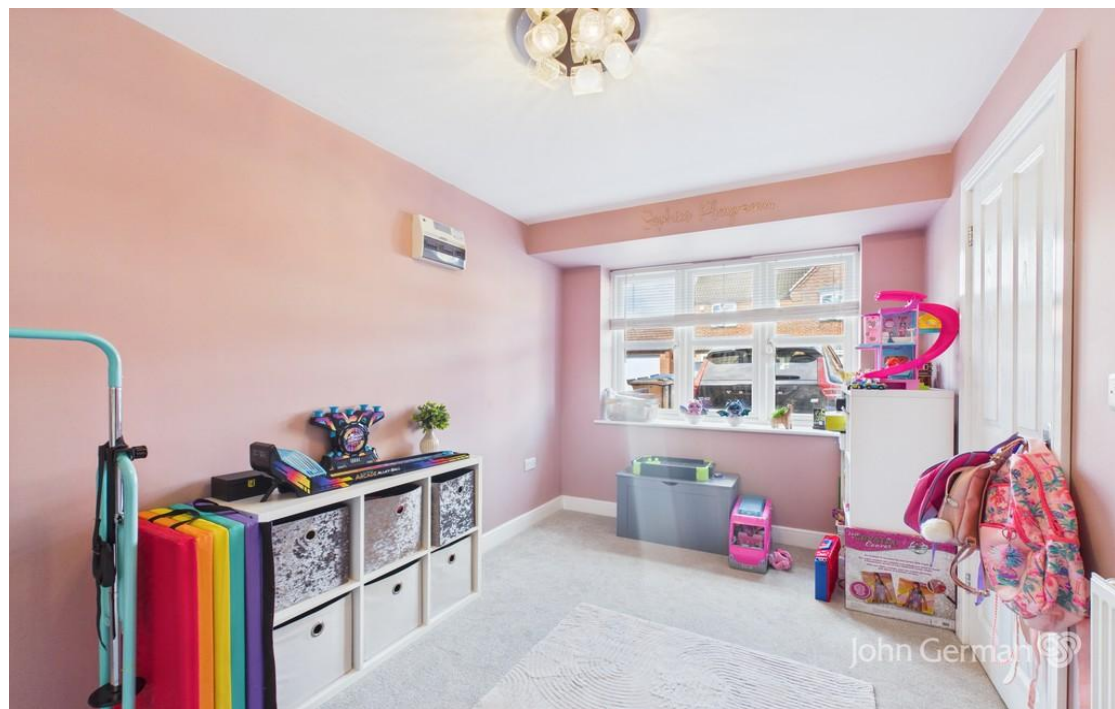
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

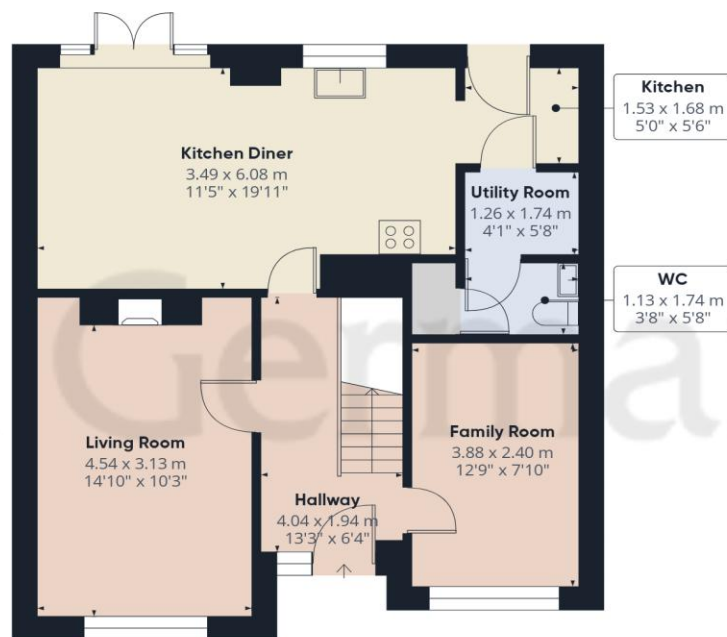
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

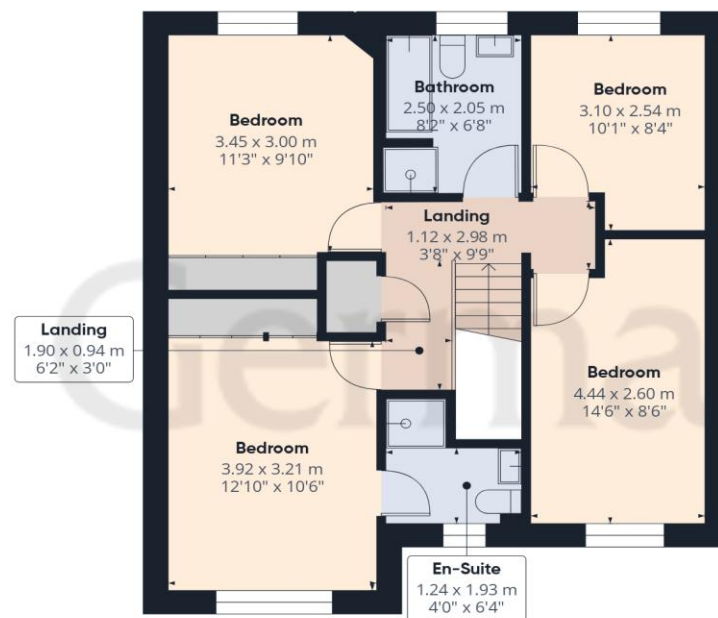
Our Ref: JGA/17082026







Ground Floor



Floor 1

Approximate total area⁽¹⁾

118.6 m²

1279 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.

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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.

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		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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