

Dallow Street

Burton-on-Trent, DE14 2QB

John German



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£227,500

Immaculately presented and thoughtfully designed throughout, this modern three/four bedroom townhouse offers flexible accommodation arranged over three floors, together with a low-maintenance garden, useful garage and off-road parking. Offered for sale with no upward chain.



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The property is entered via a welcoming entrance hallway, with access to the ground floor accommodation and a useful downstairs WC, fitted with a WC and wash hand basin. To the front is a versatile reception room which is currently utilised as a dressing room, although could equally lend itself to use as a home office, playroom or fourth bedroom, depending upon the needs of the new owner. To the rear is an impressive kitchen/diner, fitted with a range of high-quality wall and base units, drawers and generous work surface space, incorporating a breakfast bar which creates a sociable space for informal dining. Integrated appliances include a gas hob, oven, extractor fan and dishwasher, with further space available for a washing machine and tall fridge/freezer. A useful pantry provides additional storage. From the kitchen is access to a particularly appealing decked and sheltered outdoor room, creating an extension of the living space and a versatile area which can be enjoyed throughout much of the year. Whether used for relaxing, entertaining or as an additional seating area, this is a feature that adds a great deal of practicality to the home.

The first floor provides a spacious living room and a further bedroom. The living room benefits from two windows, creating a bright and comfortable reception space with ample room for a substantial family sofa and, if required, a dining table and chairs.

The second floor provides two further bedrooms, including a principal double bedroom with its own en-suite shower room, fitted with a shower, WC and wash hand basin. There is also a further bedroom which would make an ideal single bedroom, child's bedroom or home office. A family bathroom completes the accommodation and comprises a bath, WC and wash hand basin.

Externally, the rear garden has been designed with ease of maintenance in mind, incorporating a block-paved seating area, artificial lawn and a selection of planted pots and borders. Despite being a mid-terraced property, the garden and plot enjoy a good degree of privacy, with no neighbouring properties requiring access through the garden. The property also benefits from a separate garage with electricity, together with off-road parking directly in front of the garage and further on-road parking available nearby.

Dallow Street is conveniently positioned for a range of everyday amenities, with local shops and supermarkets nearby, whilst Burton-on-Trent town centre provides a wider selection of shopping, leisure, dining and recreational facilities. Burton-on-Trent railway station is also within easy reach, providing rail connections towards Derby, Birmingham and beyond.

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: Garage & parking space for two cars at rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

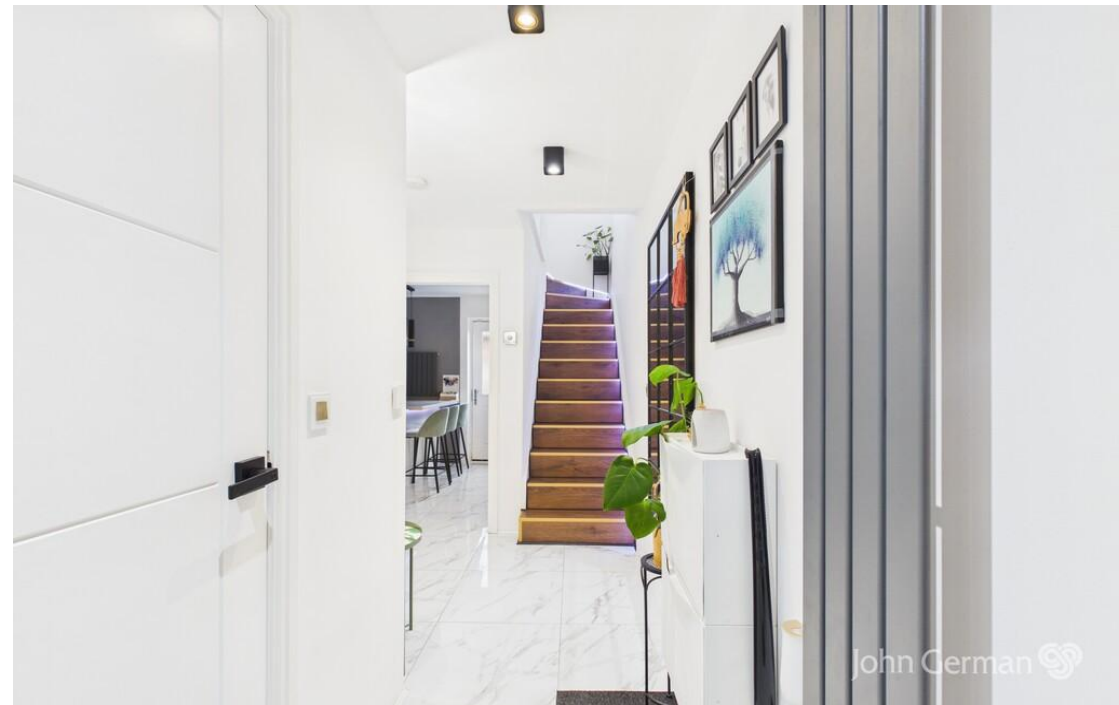
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

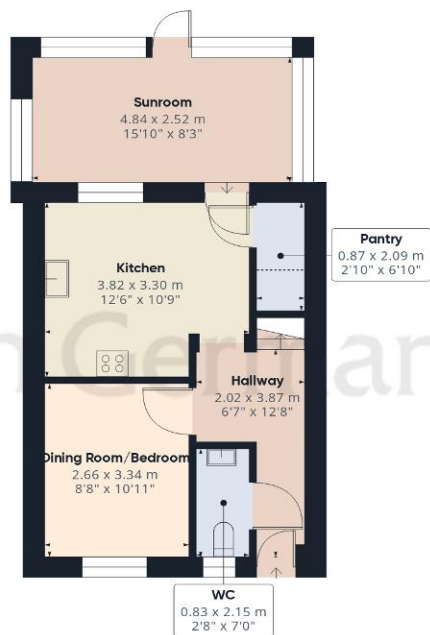
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

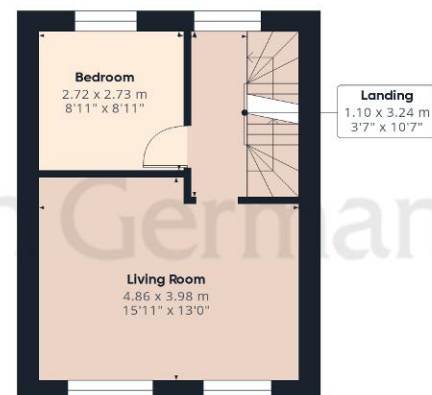
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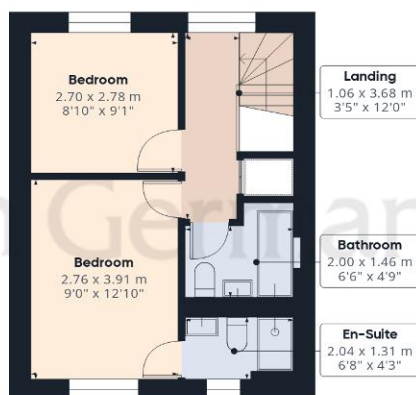




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

115.1 m²

1239 ft²

Reduced headroom

0.6 m²

7 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.

GIRAFFE 360



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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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