

# Shakespeare Road

Burton-on-Trent, DE14 2RS

John   
German





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Burton-on-Trent, DE14 2RS

Guide Price £240,000

An extended four-bedroom semi-detached home offering spacious and versatile accommodation extending to approximately 1,292 sq. ft., making it an excellent opportunity for growing families or buyers looking to modernise and create a home tailored to their own taste.

**NO UPWARD CHAIN**

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Situated on Shakespeare Road in Burton-on-Trent, this extended four-bedroom semi-detached home offers spacious and versatile accommodation extending to approximately 1,292 sq. ft., making it an excellent opportunity for growing families or buyers looking to modernise and create a home tailored to their own taste. Offered for sale with no upward chain, the property is conveniently positioned close to the canal, local pubs, shops and a wide range of amenities.

The accommodation begins with an entrance porch leading into the hallway, with a useful downstairs shower room comprising a shower cubicle, WC and hand wash basin. The generous living room features a fireplace, creating a cosy focal point, while the separate dining room benefits from an understairs storage cupboard and provides a great space for family dining and entertaining. The kitchen is fitted with a range of wall and base units, integrated oven, gas hob and extractor fan, along with space for a washing machine and fridge freezer. The garage can also be accessed directly from the kitchen for added practicality. Leading off the living room is a bright and airy sunroom, ideal for relaxing and enjoying the garden throughout the year.

To the first floor are four well-proportioned double bedrooms, three of which benefit from fitted wardrobes. Completing the accommodation is the family bathroom, fitted with a curved bath with shower over, WC and hand wash basin.

Externally, the property enjoys a driveway to the front providing off-road parking, complemented by planted borders. To the rear is a low-maintenance garden which is mainly slabbed, featuring a raised patio seating area ideal for outdoor dining and entertaining.

Requiring some modernisation throughout, this property presents a fantastic opportunity to acquire a spacious home in a convenient residential location.

**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. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**Property construction:** Standard

**Parking:** Drive 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 B

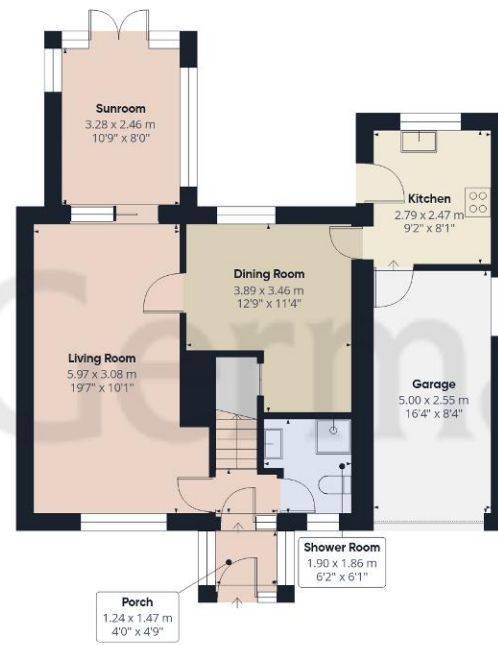
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26052026

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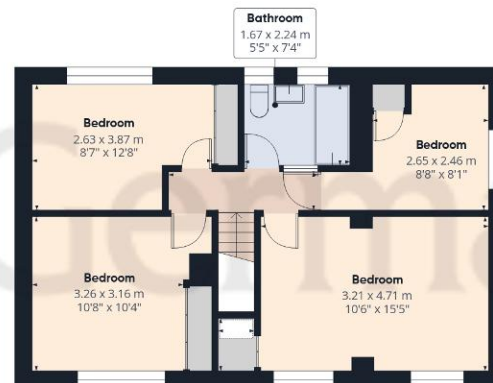


Ground Floor

Approximate total area<sup>(1)</sup>

120.2 m<sup>2</sup>

1292 ft<sup>2</sup>



Floor 1

(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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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.

#### 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	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### John German

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