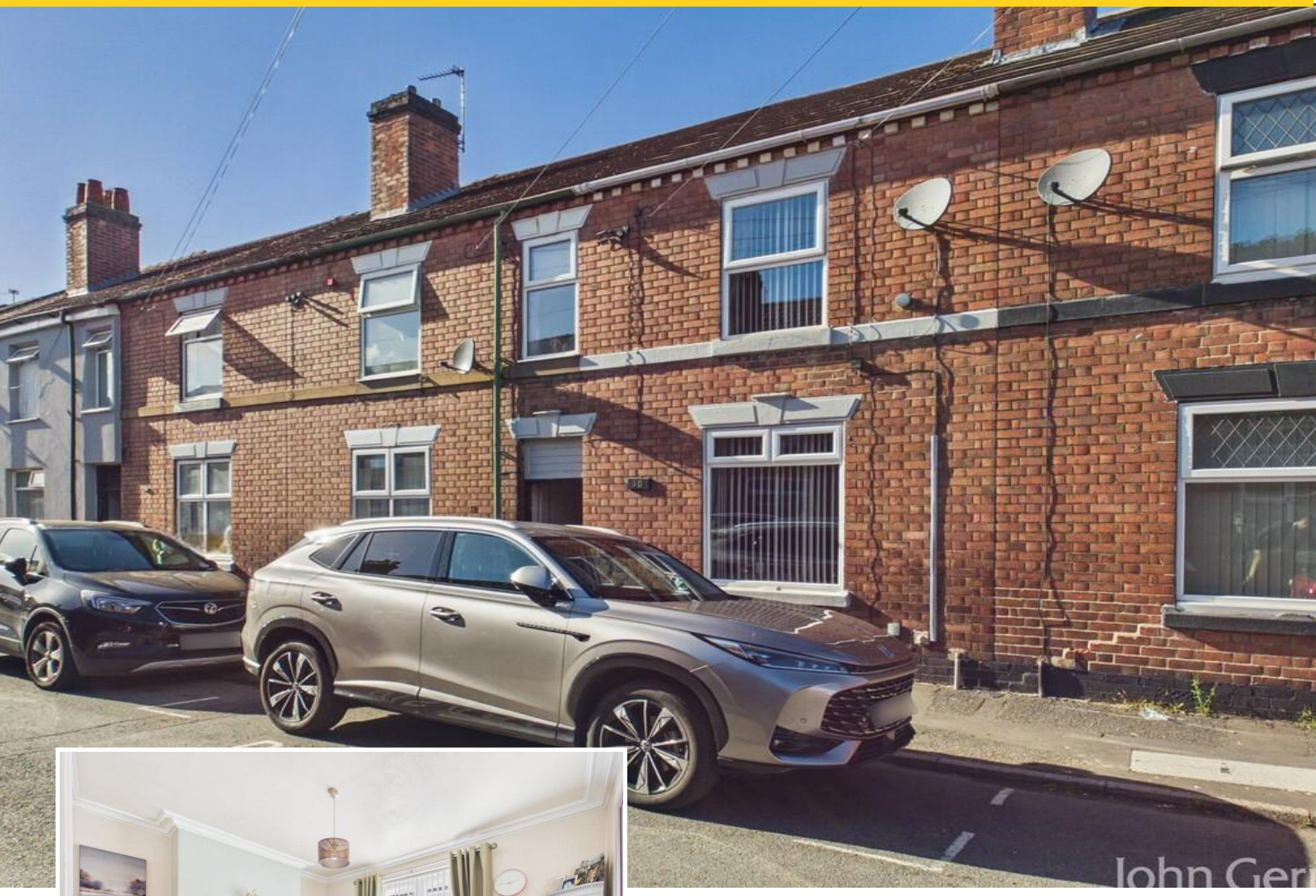
Beech Street

Burton-on-Trent, DE14 3QB







This traditional terrace with a well presented interior offers an ideal first home with two reception rooms, a lovely modern fitted kitchen & an impressive refitted shower room/utility, three bedrooms together with long rear gardens.

£142,500

John German

Set in a location handy for the town centre and schools is this beautifully presented mid terrace home which is ready to move into featuring a superb modern kitchen and a refitted shower room.

There is a shared entry with a side door opening into the hall with stairs and doors leading off. The lounge is a light room with a fireplace and a front facing window. The second reception room is ideal as dining space or as a second sitting room with views to rear and a door onto the smart modern fitted kitchen with a range of units, an integrated oven and hob plus a sink and drainer set below a side facing window plus an outer side door. An inner lobby has a door into the lovely, modernised shower room/utility with a good size shower, WC, basin and space for a washing machine, with part tiled walls.

To the first floor the landing has doors off to three bedrooms. Both the master and second bedroom are generous doubles and bedroom three is a comfortable single with a wall mounted gas central heating boiler.

The rear gardens are well established with a paved patio, lawns and borders, accessed via a shared entry.

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.
Buyers should note part of the house was under pinned in the early 1990s due to a failed drain which was repaired at the same time.
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: On road
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14102026
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.









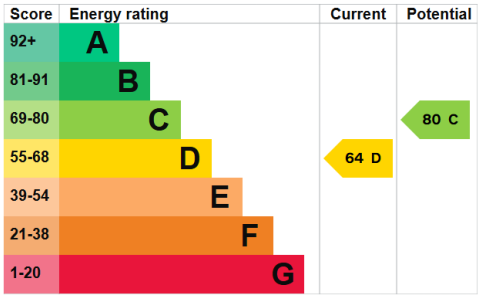




John German







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.

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