

Stanton Road

Burton-on-Trent, DE15 9SF

John German







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£230,000

A charming and characterful 1930s semi-detached home, offering well-proportioned accommodation, two reception rooms, a useful sunroom and a generous established rear garden with views towards fields.

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Set back from Stanton Road, the property is approached via a long driveway providing ample off-road parking, with a front garden and attractive period frontage. The original front door features beautiful stained glass, immediately setting the tone for the character found throughout the home.

On entering, the welcoming entrance hallway provides access to the principal rooms and benefits from useful understairs storage. To the front is the dining room, a lovely reception space centred around a large bay window which floods the room with natural light. To the rear is the second reception room, currently used as the living room, with access into the adjoining sunroom, creating a versatile additional space overlooking the garden. The kitchen is situated to the rear and comprises a range of wall and base units, drawers and work surfaces, together with an oven, induction hob and extractor fan. There is space and plumbing for a washing machine, along with space for a fridge freezer.

To the first floor are three well-proportioned bedrooms. The two larger bedrooms are generous doubles, with the front bedroom enjoying the same attractive bay window as the dining room below. The rear bedroom benefits from pleasant views towards the surrounding fields. The third bedroom is a useful single bedroom which would also make an ideal home office, dressing room or study. Completing the first floor is the family bathroom, fitted with a walk-in shower, WC and hand wash basin.

Outside, the rear garden is a particular feature of the property, being generously proportioned and well established, with a large area of lawn complemented by mature trees, shrubs and planted borders. A pond adds further character, while towards the rear is a private section of garden with two useful sheds, providing excellent storage for gardening equipment, tools and outdoor furniture.

The property is situated on Stanton Road in Stapenhill, conveniently placed for a range of everyday amenities, with local shops, convenience stores and services within easy reach. The area also provides access to a number of schools, including The Violet Way Academy, Edge Hill Academy and Paulet High School, with Blessed Robert Sutton Catholic Voluntary Academy also nearby. Burton town centre is readily accessible, offering a wider range of shopping, leisure and dining facilities, while Burton-on-Trent railway station provides rail connections for commuters and leisure travel. The location also offers good road links towards the A38 and wider regional road network.

Overall, this is a characterful 1930s home offering a particularly attractive combination of period features, generous accommodation, excellent parking and a mature rear garden, with further potential for a purchaser to personalise and make their own.

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:** Drive

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/>

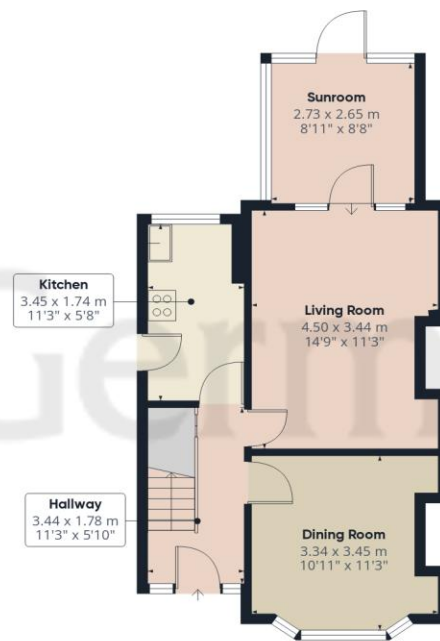
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

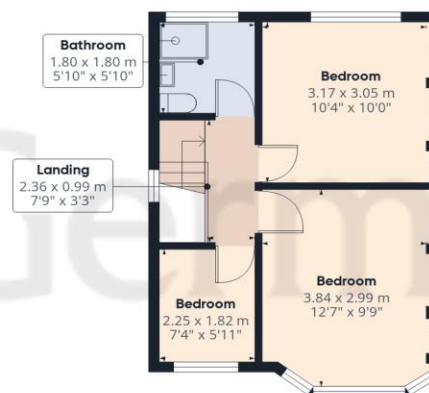
Our Ref: JGA/23092026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

77.1 m²

830 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		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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