

Outwoods Street

Burton-on-Trent, DE14 2PL

John German






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Guide Price £240,000

A large, well-maintained garden with a wooden fence, raised beds, and a lawn. The garden features several raised wooden beds filled with various plants and vegetables. A paved path runs through the garden, and a large lawn is visible on the right side. The background shows a dense line of trees and a clear blue sky with scattered clouds.

A beautifully presented semi detached character home, jam packed full of features including fireplaces, timber floors, huge garden and off road parking. The property is ideally located close to local schools, shops and backs onto the canal.

Set back from the road, a block paved frontage provides off road parking.

As you enter the property you notice the character features straight away with period tiles and high ceilings. The first reception room is located on the right hand side, this room benefits from lovely timber floors, a feature fire place and large bay window for great natural light.

Further down the hall you enter the second reception room, this is an ideal dining room/lounge area, it features timber floors, character fireplace and bright décor. Through this room you enter the renovated kitchen. The kitchen consists of a both overhead and undercounter tops, large free standing oven, timber benchtops and double sink plus access to the rear gardens. The utility room and downstairs cloakroom are at the rear of the home.

Outside, the lovingly maintained rear garden has a generous rear patio, offering ideal space for al fresco dining. Beyond this is a greenhouse, lawned area and pebbled section with raised beds. Gated access opens to a further patio area, currently hosting animal enclosures. Finally, steps lead up to the canal frontage, which offers a tranquil space to sit and enjoy summer evenings.

Upstairs, the landing gives access to the two generously sized double bedrooms and family bathroom. To the front aspect, bedroom one is currently utilised as a home office, but could easily be a large double – with the space to potentially split the room, making the property a three bed. There is a useful built in storage cupboard and double glazed windows to the front aspect.

Bedroom two is again an excellent size, with characterful exposed floorboards and double glazed window to the rear aspect enjoying views over the rear garden.

The bathroom has a white four-piece suite comprising a walk in shower cubicle, roll edge freestanding bath, pedestal hand wash basin, low level WC and heated towel rail.

Note: The end section of the garden that fronts the canal is rented from British Waterways, further details are available via the office.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** 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 Stafford Borough Council / Tax Band B

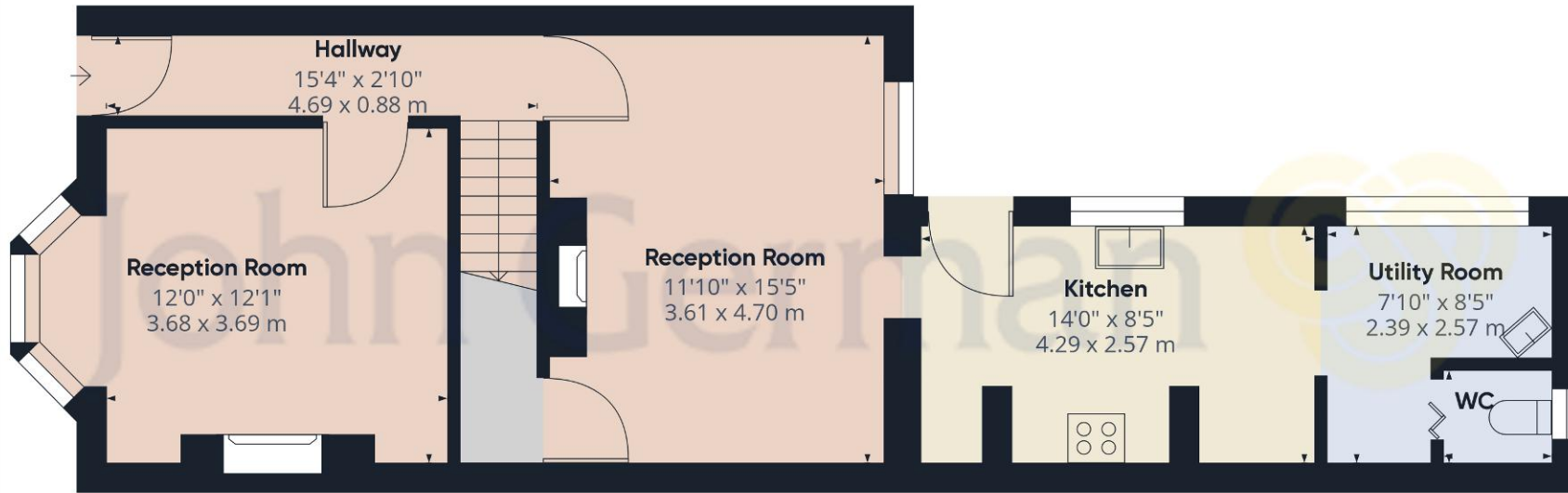
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/21032024





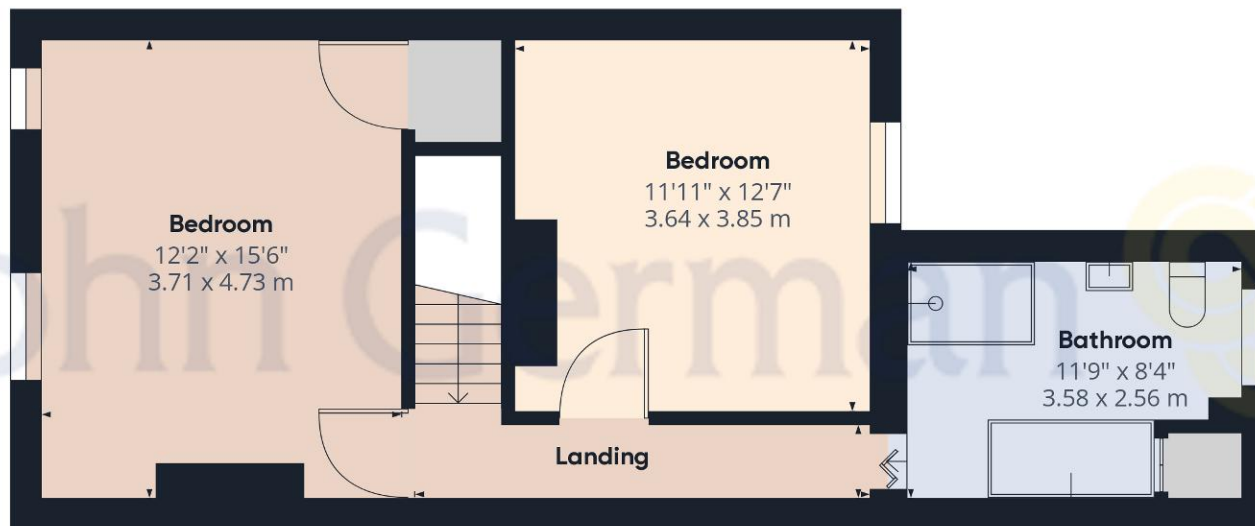


Ground Floor

Approximate total area⁽¹⁾

1085.59 ft²

100.85 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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