

Waverley Lane

Burton-on-Trent, Staffordshire, DE14 2HF



Having been extended to offer a sizeable downstairs bedroom and shower area, this spacious property benefits from off road parking and a smartly refitted kitchen.

Guide Price £220,000

John German

Located just a short drive from the amenities offered by Burton town centre, this spacious and well presented property has been generously extended to the ground floor, creating a downstairs bedroom as well as shower area. Well suited for multi-generational living, the upstairs hosts a further three bedrooms.

Set back from the road with a low maintenance frontage, there is ample off-road parking with the block paved driveway leading down to the garage. The front entrance door opens into the hallway, with doors off to the downstairs cloakroom, kitchen and lounge.

Having recently been refitted with a smart range of wall and base level units, the sleek and stylish kitchen is finished with complementary work surfaces and a range of integrated appliances including oven, sink and drainer unit, plus further undercounter appliance space for a washing machine.

Continuing through, the generously sized lounge/diner has a double glazed window to the rear aspect overlooking the rear garden, as well as stairs rising to the first floor.

A door leads through to the rear lobby, giving internal access to the garage, plus a shower area with enclosed shower cubicle offering ground floor washing facilities.

To the rear, there is a sizeable ground floor bedroom offering plentiful built-in storage and double glazed windows to the side aspect.

To the first floor, the landing has doors off to the three further bedrooms which are well proportioned – with the third bedroom being a single room offering superb potential for use as a home office or study.

Completing the accommodation is the family bathroom, which is part tiled and has a suite hosting a panelled bath, low level WC and hand wash basin.

Outside, the rear garden is predominantly paved for ease of low maintenance, also offering a pleasant seating area.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

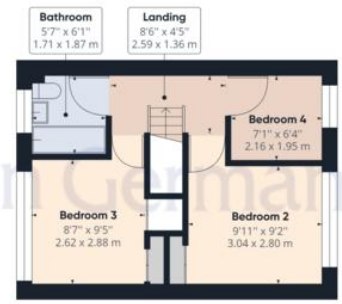
www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/23082022

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



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
 1029.95 ft²
 95.69 m²

Reduced headroom
 5.44 ft²
 0.51 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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





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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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