

# Oakley Grange

Burton-on-Trent, Staffordshire, DE13 9TR

John German









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£375,000

A superbly proportioned modern family home with extended contemporary style breakfast kitchen ideally located within the John Taylor catchment area and offered with vacant possession.





The reception hall is centrally located with access to all ground floor rooms together with stairs off and a fitted cloakroom/WC.

To the front is an excellent study for working from home whilst the attractive lounge has double doors to a dining or family room at the rear which in turn has patio doors opening onto the garden.

Adjacent is the excellent extended and well-equipped breakfast kitchen which has an extensive range of modern base and wall units together with work surfaces and a range of integrated appliances including a range style cooker, dishwasher and fridge / freezer.

Off the dining area is a separate utility room having built-in base units with sink and worktops, appliancespace with plumbing for a washing machine and wall mounted gas boiler.

The first floor offers a spacious landing with loft access and useful storage cupboard whilst the master bedroom has built-in wardrobes and an excellent en-suite shower room.

There are three further double bedrooms all served by an attractive and well-equipped family bathroom.

To the rear of the property is a driveway plus additional visitor parking and access to the garage with up and over door, power and light and side door leading directly into the garden.

The garden itself is fully enclosed and has a lawn, spacious patio area together with gated side access leading to the front where the property is set back from the road behind a lawned front garden.

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

**Our Ref:** JGA/30082022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







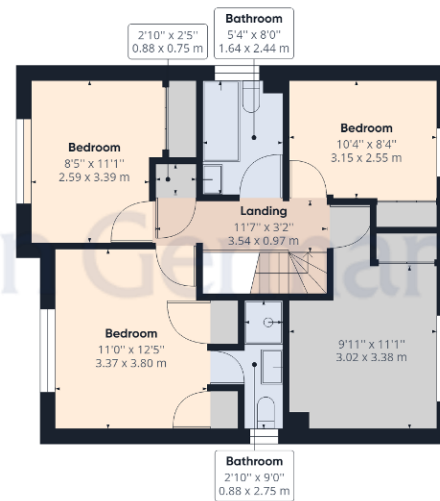


Ground Floor Building 1

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

1530.23 ft<sup>2</sup>

142.16 m<sup>2</sup>



Floor 1 Building 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		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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