

Shobnall Road

Burton-on-Trent, Staffordshire, DE14 2BB

John German





Shobnall Road

Burton-on-Trent, Staffordshire, DE14 2BB

£575,000

A fantastic opportunity to acquire a beautiful, character property which is conveniently situated close to local amenities and within catchment of John Taylor High School and Shobnall Primary School.



Stepping through double doors into an entrance porch, leads the main entrance door to a very spacious hallway having a feature staircase rising to the first and second floor, together with an original oak wood chapel bench beneath fantastic antique stained-glass windows to the front elevation.

On the left hand side, you will find the perfect working from home study which has ample space for multiple desks and office equipment.

To the right are two generously sized reception rooms, interlinked via bi-folding double doors.

The initial living room has dual aspect bay fronted windows overlooking the front of the property, whilst the second has practical access out into the garden via sliding French doors.

Also off the entrance hall leads the kitchen, having white wooden cabinets wrapping around two walls, a central island unit, plus ample space for a dining table and seating.

Completing the ground floor accommodation is the practical utility room, having useful space for further appliances, as well as a separate ground floor WC. Additionally, there is a large cellar which is accessed via the kitchen and provides great extensive storage space.

To the first floor you will find four double bedrooms, two of which benefit from their own private ensembles, both comprising of shower cubicle, WC and wash basin.

Two further bedrooms are served by a spacious family bathroom, equipped with a four-piece suite comprising an oval shaped bath set in a tiled surround with steps leading up, a corner shower cubicle with dual head rainfall shower, WC and wash basin.

On the second floor are two additional double bedrooms, plus a further family bathroom comprising shower cubicle, WC and wash basin.

Outside

To the front of the property is a garden partly laid to lawn with a block paved driveway providing extensive parking for multiple cars. This leads down the left hand side of the property to the detached garage. To the rear of the garage is a great, versatile space which can be used as an additional office or home gym.

To the rear is a spacious garden laid predominantly lawn with planted borders and an extended patio area, perfect for entertaining.

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

Our Ref: JGA/06102022

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



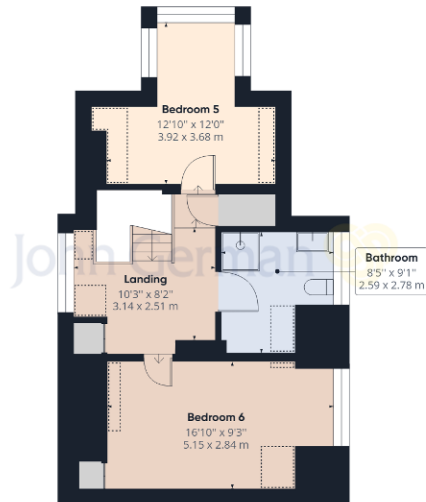




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

3035.17 ft²

281.98 m²

Reduced headroom

48.83 ft²

4.54 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.

GIRAFFE360



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		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



