

Henhurst Hill

Burton-on-Trent, DE13 9TB



Modern detached family home occupying a secluded plot ready to move into with three good sized bedrooms, two reception rooms and a superb, refitted kitchen. Available with the advantage of no upward chain.

Guide Price £280,000



John German

This modern detached family home enjoys a tucked away position off Henhurst Hill with favourable school catchment and is ready to move into, offering plenty of space for modern family life.

Set behind a good expansive driveway proving ample off-road parking. Front entrance door opens into entrance hall with doors leading off.

The highlight of the ground floor is the stunning refitted kitchen equipped with a range of base and eye level units with work surfaces over, incorporating Belfast style sink, integrated double oven, hob extractor hood, dishwasher and space for a large fridge/freezer. There is spotlights, tiled floor and windows framing views to side and front.

Off the hallway, a garage conversion has created a kitchen with window to front.

There is a spacious lounge occupying the full rear width of the property with quality flooring, fire surround housing log burning stove together with window and French doors opening out to rear gardens.

Completing the ground floor accommodation is the guest WC with closed cupboard WC and wash hand basin.

To the first floor, the landing has doors leading off to three bedrooms, all of which are generously sized.

The master bedroom features an ensuite shower room with shower cubicle, pedestal wash hand basin and WC and there is a good-sized family bathroom with both a bath and separate shower cubicle.

The garden to rear has a paved terrace and is mainly laid to lawn.

Buyers should know, the property is situated off an unadopted lane.

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.eaststaffsbc.gov.uk

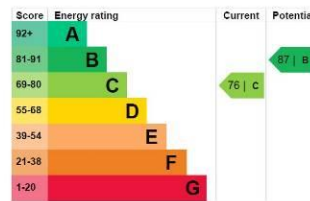
Our Ref: JGA/06102022

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



John German





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

01283 512244
burton@johngerman.co.uk

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.

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