

Adkins Close

Burton-on-Trent, DE14 2FH



John German are delighted to present this fantastic modern four-bedroom semi-detached property which boasts a superb extension at the rear, accommodation over three floors and a spacious garden.

£250,000

John German 

Lying upon this popular development this superb four-bedroom semi-detached family home has much to offer with accommodation spread over three floors. A pathway approach leads you to the entrance door with canopy porch above, this opens out into the welcoming reception hallway having staircase leading off, with the entrance into the open plan kitchen diner on the right-hand side.

The open plan kitchen diner is ultra-modern with an extensive range of high gloss wall cabinets that wrap around three walls with an integral oven, hob, extractor fan and American style fridge freezer. You will find a breakfast bar situated on the left-hand side of the kitchen which provides a great space for seating, additionally at the rear there is a spacious seating area which makes the perfect spot for a dining table with chairs. Beyond here there is a fantastic extension which has created the perfect versatile space for family time and entertaining guests with bi-fold doors at the rear which gives a superb view and access into the garden.

Finishing off the downstairs accommodation there is a downstairs WC with low level WC and wash basin along with a useful storage cupboard underneath the stairs.

To the first floor you will find three spacious double bedrooms and a family bathroom equipped with a bath, WC and wash hand basin. To the second floor is the master suite, which has extensive space together with the added benefit of its own private en-suite incorporating a separate shower cubicle, WC and wash hand basin.

Outside to the rear, the garden is partly laid with Astro turf with a fantastic extended decked area which makes the perfect spot for a summer seating area. To the front there is two allocated parking spaces providing parking for the property.

Tenure: Leasehold. 999 years from 1 January 2015.

There is a service charge of £150 per annum and a ground rent charge of £150 per annum.

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/09112022

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







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS.UK

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