

Betony Road

Brizlincote Valley, Burton-on-Trent, DE15 9JU

John 
German





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£320,000

A wonderful four bedroom family home in a popular location with highlights including two good sized reception rooms, fitted breakfast kitchen, double width driveway, garage and established gardens. No upward chain.



Situated on the popular Brizlincote Valley is this superb modern home built by William Davis circa 2003. Well situated with schools for all ages close by together with the useful Tesco convenience store and also being just a short drive away from Burton-on-Trent town centre with a wide range of shopping facilities on offer.

The house itself stands behind a double width driveway and lawned front garden with canopy porch giving access to the front entrance door which opens into a good sized hallway with useful understairs storage cupboard and stairs and doors leading off.

There is a light and spacious lounge with bay window framing views to front and fire surround providing the focal point with double doors opening through into a separate dining room with French doors opening out to the rear gardens.

At the heart of the house is an L shaped breakfast kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, free standing appliances available by separate negotiation and two windows framing views across the rear garden. Off the kitchen is a useful utility room with additional appliance space and door to side entry.

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

To the first floor there is a landing with doors leading off to four good sized bedrooms. The master is a generous double with built in double wardrobes, window framing views to front and an en suite shower room with shower cubicle, pedestal wash hand basin and WC.

There are three further good sized bedrooms, all sharing a family bathroom with a suite comprising bath, pedestal wash hand basin and WC.

Gardens to rear feature a paved terrace and two tiers of lawn with sleepers and side entrance via gate.

Please note, probate has been granted.

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. New boiler was installed in 2021.

Useful Websites: www.gov.uk/government/organisations/environment-agency

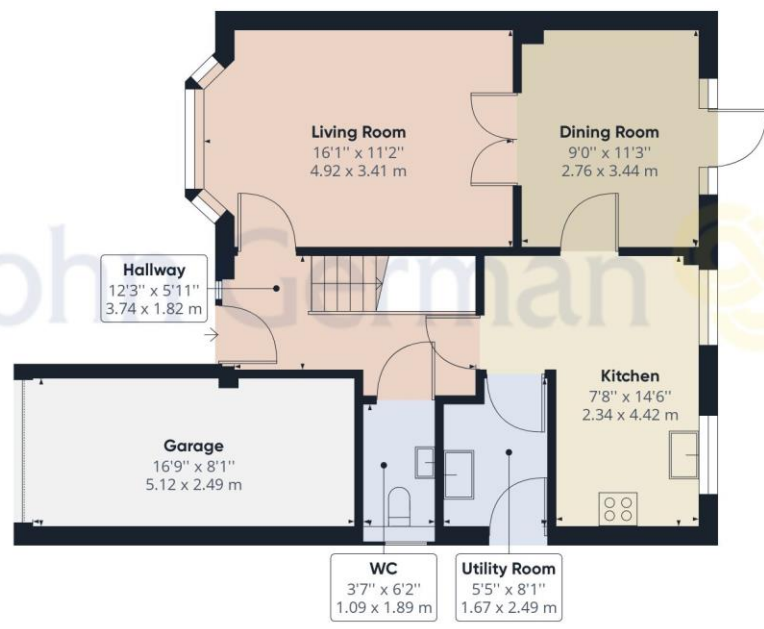
www.eaststaffsbc.gov.uk

Our Ref: JGA/23032023

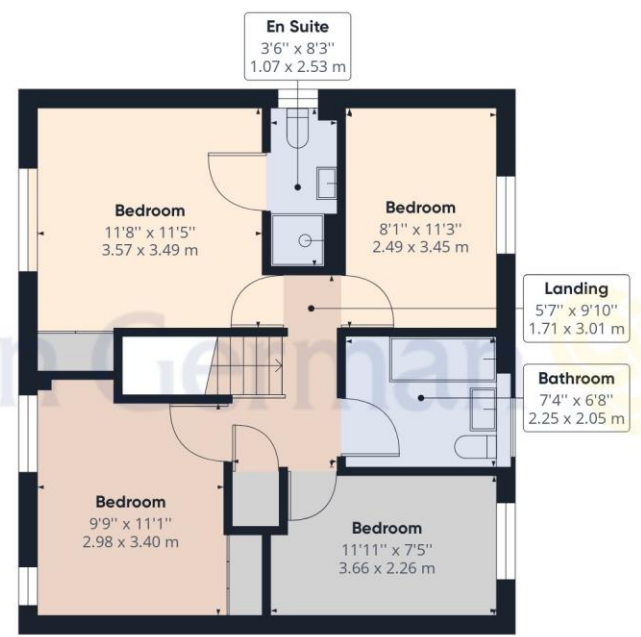
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







Ground Floor



Approximate total area⁽¹⁾

1320.08 ft²
122.64 m²

(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.



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		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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