

Rosliston Road

Stapenhill, Burton-on-Trent, DE15 9RQ

John 
German





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£265,000



A beautiful semi detached home set behind a walled frontage on an impressive plot with well proportioned accommodation throughout with highlights including lounge, open plan dining kitchen with pantry, three good size bedrooms, drive and garden.

Situated in a popular part of Stapenhill in a non-estate position that is close to a good range of amenities and schools for all ages are in easy reach. It also has excellent access to Stapenhill Gardens with river side walks and is just a few minutes' drive away from Burton-on-Trent town centre.

Set behind a good expanse of frontage with a lawned front garden having a walled feature with an opening into a generous drive. The front entrance door opens into the reception hall with staircase off to the first floor and doors leading off.

The well proportioned lounge offers a delightful reception room with windows to both the front and rear.

The highlight of the ground floor is an impressive open plan kitchen/diner equipped with a range of attractive contrasting base and eye level units with work surfaces over, complementary tiled splash backs, a ceramic sink, inset hob, oven and extractor hood. Slate finished tiled floor runs underfoot and continues into the dining area where French doors open out to the rear garden. There is a bay window to front with feature window seat. Off the kitchen is a useful pantry with shelving and a large storage cupboard with utility facilities and the wall mounted gas central heating boiler.

To the first floor, a return staircase with window to rear leads to the landing with doors leading off to three bedrooms. The master is an impressive and spacious double with a dual aspect. Bedroom two also a good size double and bedroom three is also a well-proportioned room.

All three bedrooms share a modern family bathroom with bath and shower over, wash basin set into a storage unit and WC, complemented by contemporary tiled walls and a chrome ladder radiator.

The lovely rear garden has a raised paved terrace with steps down to a shaped lawn having a deck at the bottom of the garden.

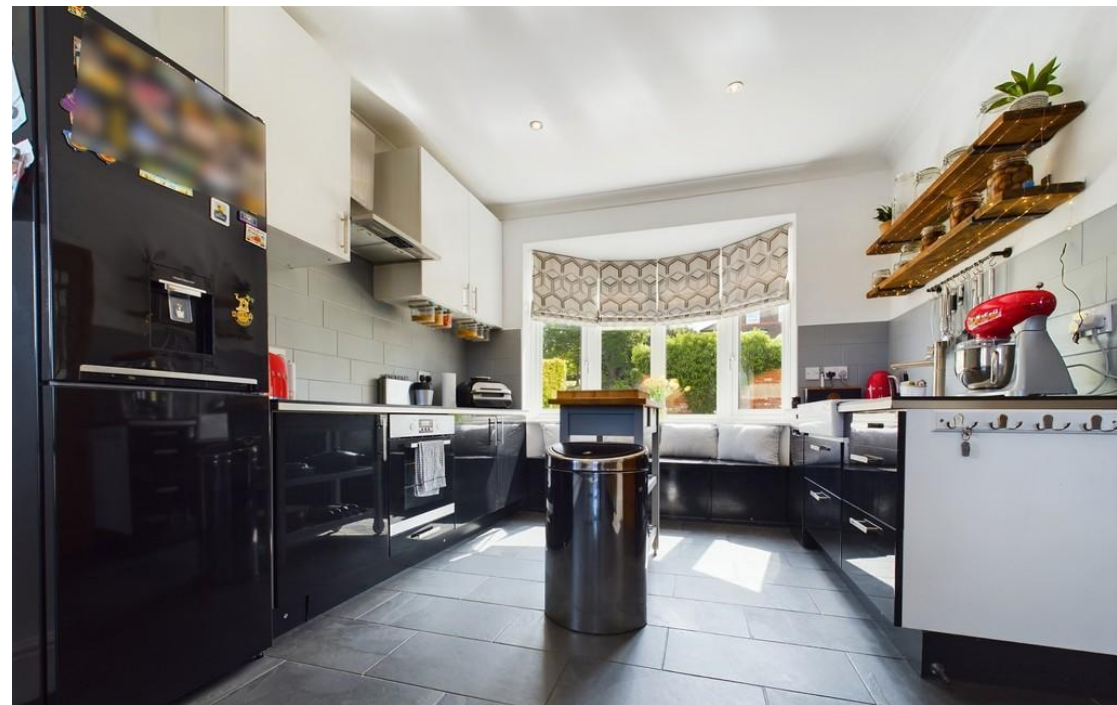
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

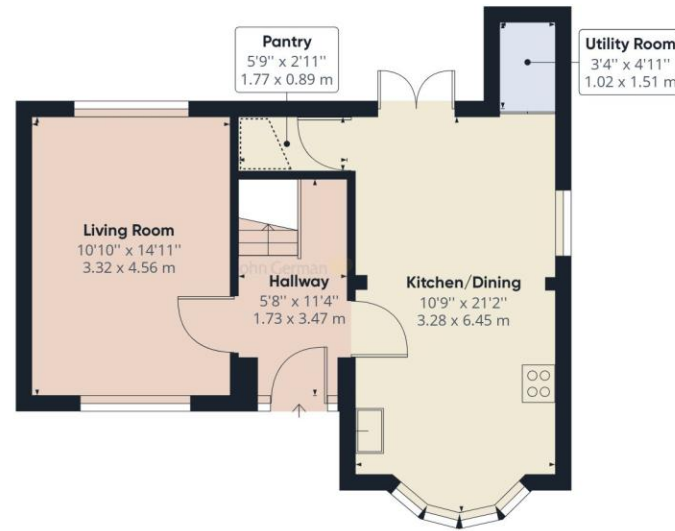
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29052023

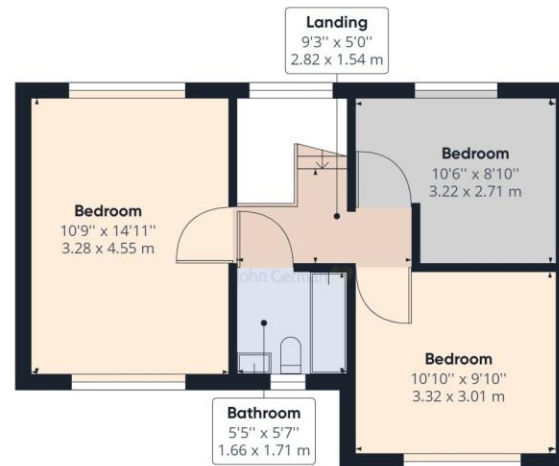
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Ground Floor



Floor 1

Approximate total area⁽¹⁾

925.06 ft²

85.94 m²

Reduced headroom

5.80 ft²

0.54 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.

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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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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