

Wetherel Road

Burton-on-Trent, Staffordshire, DE15 9GW



A three-bedroom detached family home set in a popular and convenient location within walking distance to local shops, parks and the well renowned Burton Golf Club.

Offers in the Region of £280,000

John German

The front entrance door opens into the hallway with stairs rising to the first floor and doors leading to the lounge and guest WC which is fitted with a two piece suite.

The spacious lounge has a large front facing window, two further windows to the side and a feature gas fireplace.

Off the lounge double doors open into the dining room which overlooks the delightful rear garden and in turn gives access to the kitchen.

The kitchen is fitted with a range of base and eye level units, work surfaces, sink and drainer unit and integrated appliances including an oven, hob and extractor above. There is further space for appliances, a window overlooking the rear garden and a door gives access outside.

On the first floor landing there are doors to a useful storage cupboard, three bedrooms (two with fitted wardrobes) and the family bathroom which is fitted with a three piece suite comprising; bath with shower over, WC and wash hand basin.

Outside, the large rear garden is a delightful space with mature plants and shrubs.

To the front is a low maintenance garden, driveway providing off road parking, single garage and a side access gate leading to the rear.

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/300523

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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