

Dalebrook Road

Burton-on-Trent, Staffordshire, DE15 0AD

John
German






Dalebrook Road

Burton-on-Trent, Staffordshire, DE15 0AD

£230,000

The image shows a bright, empty room with light-colored walls and a grey carpet. A large, multi-paned window with white frames is the focal point, offering a view of greenery and other houses. Below the window is a white radiator. To the left, a white door is open, leading to another room. A track lighting fixture with several spotlights is mounted on the ceiling. On the right side, there is a tall, narrow grey cabinet or wardrobe. A small grey heater or radiator is visible in the bottom right corner.

This well presented three bedroom detached house is not one to be missed. This property is packed full of features and is move in ready. Sat in a lovely sought after street, it will suit a multitude of buyers from first time buyers, families and astute investors.

The property benefits from being in walking distance to local shops, lovely parks and has great transport links.

The first thing you will notice about this private home is the lovely mature hedging at the front providing privacy for the residence. There is plentiful parking as well as a carport. Through the porch area you are welcomed into a lovely bright main entrance hall.

The extra large lounge/diner is located at the front of the residence and benefits from large windows, central heating, plush carpets and is a lovely space to entertain and for all of the family to spend some time in. The dining space has a lovely aspect over the rear gardens.

The spacious kitchen is adjacent to the dining space and has been recently renovated. It comes with ample bench space, loads of storage options and quality appliances throughout. It also shares a great outlook onto the rear garden and has a real sense of light and space.

The rear gardens are a lovely size and offer different zones, there is a large patio area which is perfect for entertaining, up some steps you will find an expansive lawned area which is able to be viewed from the kitchen. It really does suit the family life.

The property offers real flexibility due to the fact it has a downstairs bedroom, this airy bedroom is well appointed and gives you the opportunity to future proof the home as it is located next to the well maintained bathroom which includes feature tiling, sink, WC and bath/shower.

The two remaining bedrooms are located on the first floor, both are great in size and would easily hold double beds and furniture.

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.

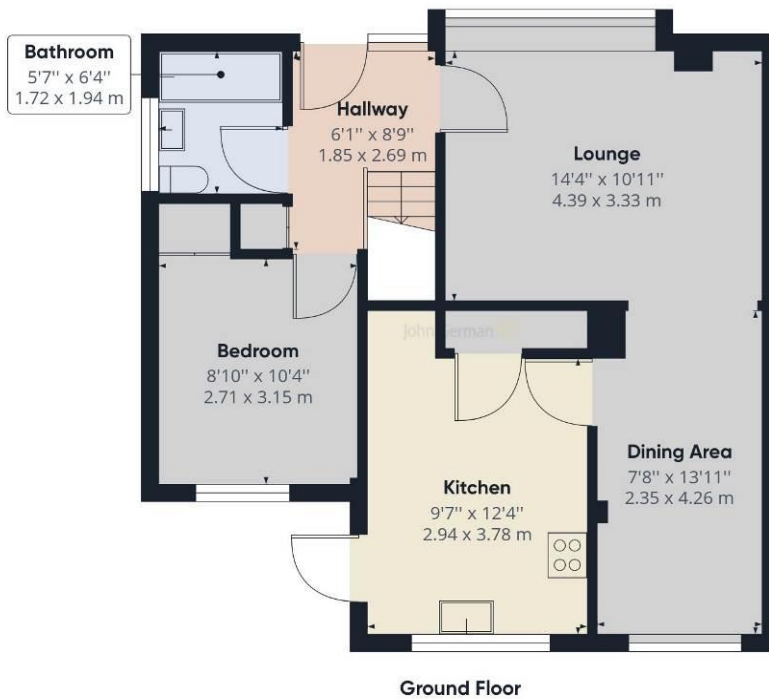
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15062023

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



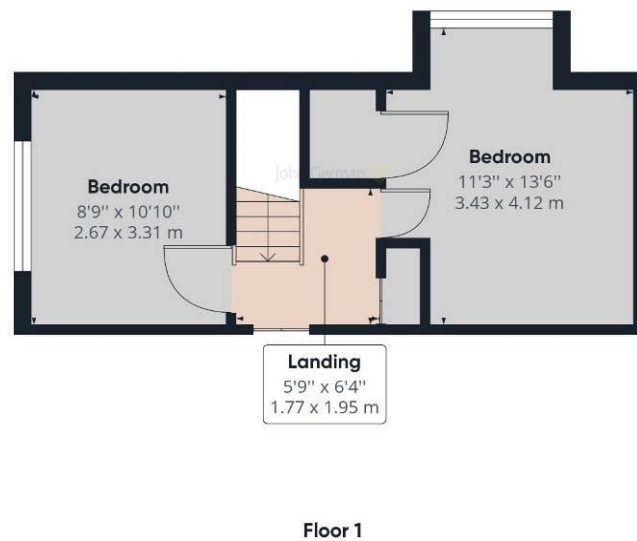




Approximate total area⁽¹⁾

907.27 ft²

84.29 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.

GIRAFFE360



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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

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



