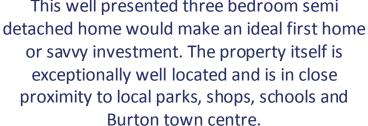
Caroline Court

Burton-on-Trent, DE14 3NZ







Offers Over £200,000





The property is jam packed full of features including a spacious low maintenance garden, immaculate presentation throughout and has great parking options.

As you enter the home into the spacious entrance hall you will first find the downstairs WC which is conveniently located for guests.

The spacious lounge has a feature fireplace and is positioned at the front of the home. It is a well sized room with a lovely light and airy feel due to the large windows and aspect of the home.

The kitchen/diner backs onto the rear garden. This extra large room really adds flexibility and functionality to the home. The kitchen comprises wall and base units with ample workspace and good quality appliances. The dining area itself is large enough to host dinner parties and entertain friends/family.

This space flows well out into the impressive low maintenance garden with a great patio area for enjoying the outside and mature plants. There is also a garden shed and extra storage space to the side of the home.

The master bedroom is a fantastic size and comes complete with built in storage and has a lovely feel to it, making it the ideal place to relax after a long day. The second bedroom is another double and would make a fantastic children's bedroom or guest room.

The third bedroom is an excellent sized single and still easily fits a single bed and desk.

The bedrooms are serviced by a well maintained bathroom which consists of a shower over bath, WC and wash hand basin.

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

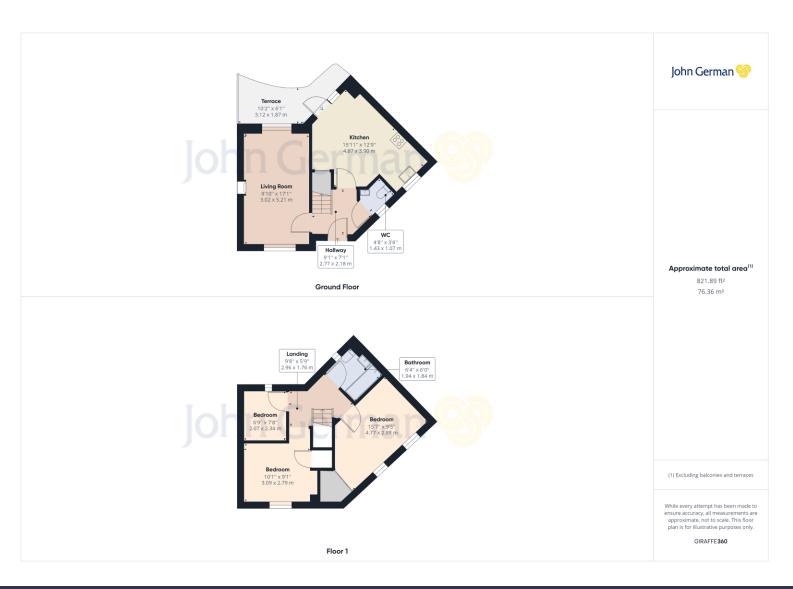
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/03072023

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













John German 🧐





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. Whist 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.

Mortgage Services - We routindy 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.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



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