

Outwoods Lane

Anslow, Burton-on-Trent, DE13 0AB

John
German





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£550,000

Are you dreaming of the perfect rural idyll but still want easy access to a great range of local amenities, because we all know that the romance of living in the middle of nowhere is an impractical dream. This lovely cottage may well be your holy grail! Surrounded by beautiful countryside with local nature trails and open fields to enjoy for miles.



Complemented by a generous established plot extending to approximately ¼ of an acre, this property certainly has every appearance of the rural dream, whilst being within easy reach of a full range of amenities including shops and schools. The property has been upgraded and updated to provide very comfortable and beautifully presented accommodation with plenty of further potential. In brief the property comprises large open plan dining kitchen, beamed lounge with picture windows and a log burner, large cloakroom, second living room/dining room and pantry/utility room. On the first floor there is a master bedroom with en-suite, two further double bedrooms and a family bathroom with roll top bath.

The kitchen sits to the front of the property with a uPVC double glazed entrance door and matching window overlooking the pretty front garden. The kitchen has been recently refitted with a range of classic shaker style base and eye level units with wicker vegetable drawers, natural wood worktops, Belfast sink, tiled splashbacks, range cooker with double width extractor canopy, integrated fridge/freezer, recessed ceiling lights, polished oak floor, beamed ceiling and latch door to the second sitting room/dining room. The kitchen is open plan with the main dining room which has a box window overlooking the front garden, a beamed ceiling, radiator, polished wood floor and a latch door through to the rear hallway. Off the kitchen is a second reception room with great potential for use as a second sitting or dining room or as a large home office having slate effect tiled floor, windows to front and side elevations, radiator and an entrance door to rear elevation. This room currently houses the oil-fired boiler and the washing machine. There is a very useful pantry with a slate effect tiled floor and a uPVC double glazed window to side elevation. The rear hallway is a lovely bright space with windows and a fully glazed rear entrance door providing views over part of the garden and fields beyond. Stairs rise up to the first floor landing, with oak wood floor, beamed ceiling, radiator, study/reading area and a latch door to the cloakroom. The cloakroom is a spacious room fitted with a low flush WC and a pedestal wash basin with a tiled splashback leaving hanging space for coats, wood flooring, radiator/handrail and window to the rear. Completing the ground floor accommodation is the double aspect lounge which has a great view of the right hand side of the garden via a large picture window and a matching box window, whilst two further windows sit either side of the chimney breast which features a beamed lintel over a log burner and rustic brick hearth, beamed ceiling, natural polished oak wood floor and modern vertical radiator.

On the first floor stairs lead to a split level landing with fabulous views provided by large windows to the rear and side elevations, there is plenty of potential office space, two radiators, built-in store cupboard and built-in airing cupboard. The master bedroom is a generous size with lovely views to the front via triple windows, radiator and latch door to the ensuite. The ensuite is fitted with a modern suite comprising shower cubicle, low flush WC and a moulded wash basin set on a vanity stand with storage beneath, tiling to walls and floor, window to the front elevation and chrome heated towel rail. There are two further well proportioned double bedrooms, both with double aspect windows and far reaching views. They are served by a stylish family bathroom with a modern antique style suite comprising roll edged free-standing bath with chrome mixer tap and shower attachment, low flush WC, pedestal wash basin, tiling to floor and walls, window to rear elevation and a chrome heated towel rail.

To the front of the property are open views towards Outwoods woodland which is a well known beauty spot with lots of woodland walks. There is a double width driveway providing car standing and gives access to the detached garage. There is a shallow lawned fore garden and pedestrian access to side and rear of the property. The gardens extend to both sides of the property being mainly laid to lawn with lush planting and mature trees. There is a paved patio area to the rear together with a concealed oil tank. There is also a secluded garden area to the south end of the garden.

Detached Garage
5.22m x 6.93m (17' 1" x 22' 8")
having up and over door, personal door and window to side elevation.

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

Services: Oil fired central heating. Private drainage. Mains water and electricity 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

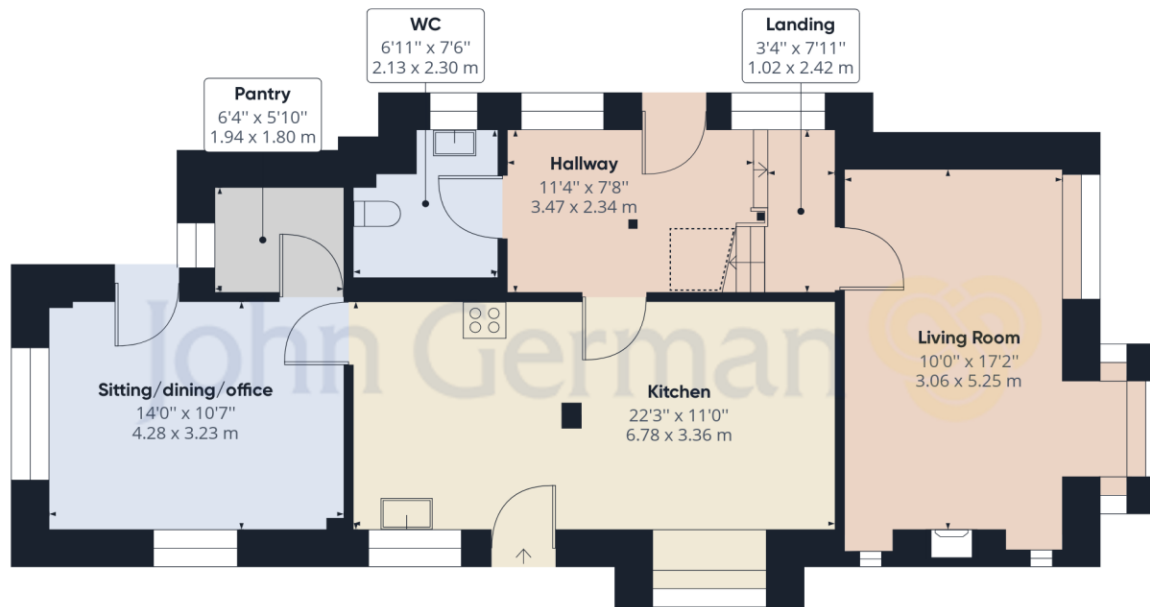
www.eaststaffsbc.gov.uk

Our Ref: JGA/19072023

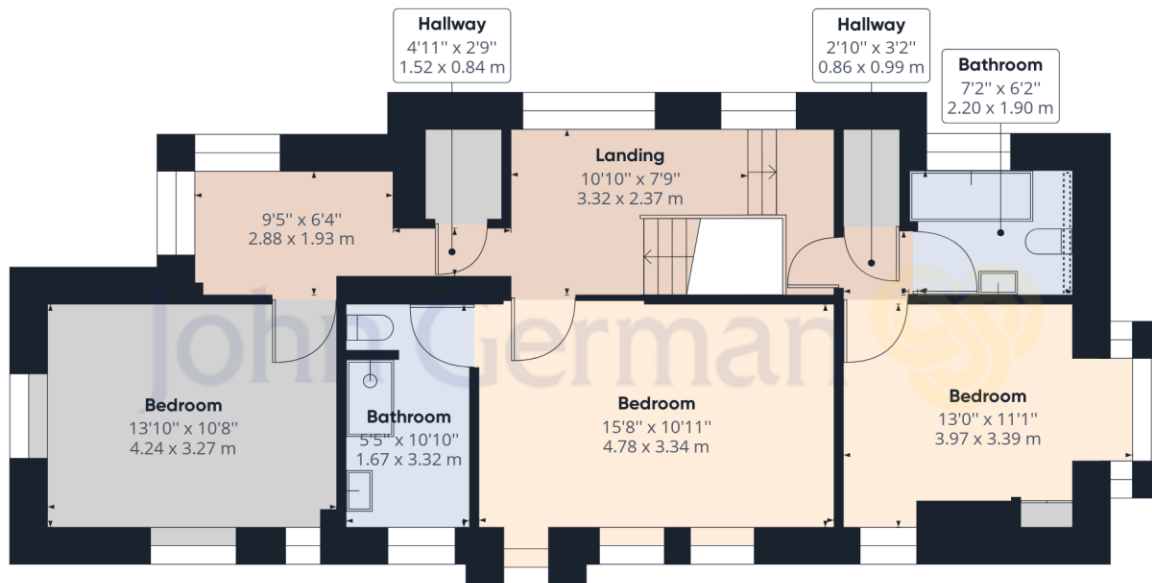
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1593.22 ft²

148.01 m²

Reduced headroom

14.96 ft²

1.39 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		90 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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