

# Henhurst Hill

Burton-on-Trent, DE13 9SZ

John   
German






THE HOUSE  
IS ENTIRELY FOR  
THE CONVENIENCE  
OF THE DOG



# Henhurst Hill

Burton-on-Trent, DE13 9SZ

£285,000

A photograph of a garden with a green shed, a paved path, and various plants and trees. The shed has a dark roof and a window. A Union Jack flag is flying on a pole to the left. The garden is lush with greenery, including a large yellow bush on the right and a tall green hedge in the background. The sky is blue with light clouds.

**This well presented semi detached home is jam packed full of features and is not one to be missed. Ideally located close to good schools, local shops and great transport links. This property has an outstanding garden that is something truly special plus a large driveway and a converted loft space.**

As you enter the home you come into the hallway and you will notice the high ceilings straight away. The dining room is located at the front of the home, this spacious room is an ideal space to entertain and has lovely natural light.

The main living room is further down the hallway, this large room backs onto the conservatory and is a great space to spend time with family and friends. It also benefits from a fireplace.

The separate kitchen is at the rear of the home, it has masses of storage options, ample work space and good quality appliances. This room also has access to the conservatory which is a real bonus and is a sun trap in the summer months.

The rear gardens are fantastic, there is a lovely patio area immediately adjacent to the rear of the house with a dwarf wall having wrought iron gate opening to a pathway with immaculate lawns either side leading to a paved area with multiple sheds. Beyond this are further neat lawns, gravelled and paved seating areas, a mature veggie garden complete with fruit trees, various paths and abundantly stocked planted beds and borders.

On the first floor the master bedroom is a fantastic size and has a lovely light and bright feel – complete with great storage. Bedroom two is a double sized room and again benefits from large windows. The third bedroom is a little smaller, ideal as a children's room or office/study.

There is also a bonus loft conversion accessed from a pull down ladder. It is currently being used as a storage area but offers great potential and could be turned into more accommodation.

**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.

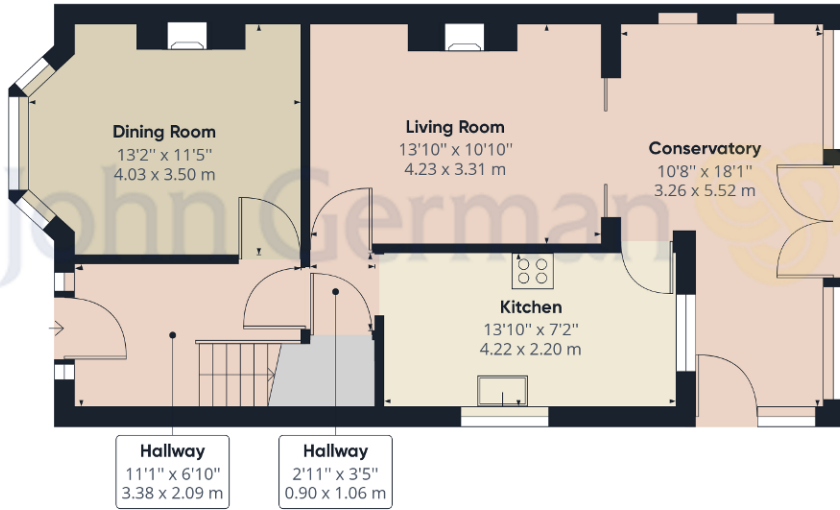
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24072023

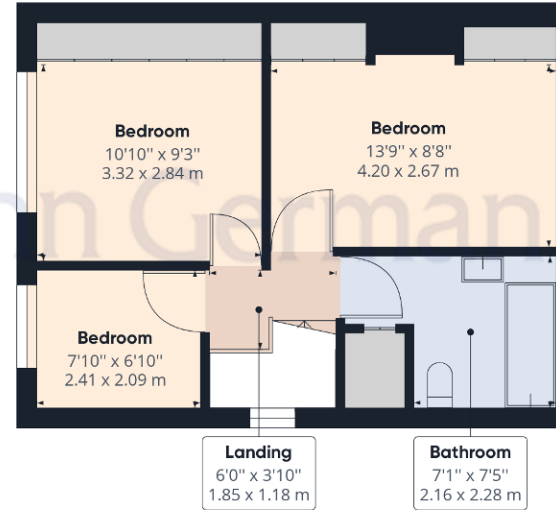
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



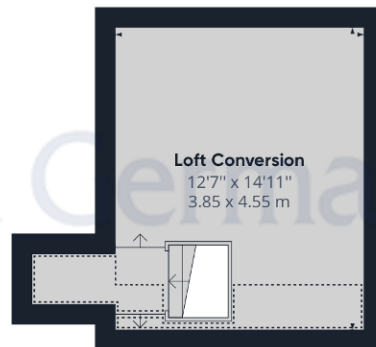




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1290.71 ft<sup>2</sup>

119.91 m<sup>2</sup>

**Reduced headroom**

36.77 ft<sup>2</sup>

3.42 m<sup>2</sup>

(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.

**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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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