

Ibstock Street

Burton-on-Trent, Staffordshire, DE13 0RZ



A traditional semi-detached family home conveniently situated for the nearby Queens Hospital, offered to the market with no upward chain.

£199,950

John German

John German are delighted to offer for sale this traditional and spacious semi-detached family home located in a convenient location less than a 10 minute walk from Burton's Queen's Hospital, together with being well placed for local schools for all ages close by. This family home falls into the catchment area for Burton Fields School for primary education and Paget High School for Secondary.

The property sits behind a brick walled entrance with gate which opens to a block-paved path leading to the front entrance door and side access.

Internally the property features a generously sized reception hall with stairs rising to the first floor and doors leading off into the lounge and kitchen/diner.

The good-sized lounge has a focal fireplace with gas fire and a UPVC double glazed bay window to the front aspect.

At the heart of the home is the open plan kitchen/diner which has a chimney breast housing a log burning stove and UPVC double glazed French doors opening into the conservatory. The modern kitchen is fitted with an extensive range of matching base and wall mounted units with several integrated appliances, ceiling spotlights, door out to the side of the property and a UPVC double glazed window to the rear aspect.

Completing the ground floor accommodation is the conservatory which has a tiled floor and UPVC double glazed French doors opening out onto the patio seating area.

To the first floor there are three bedrooms, the master is a generous sized double room with a UPVC double glazed bay window to the front. Bedroom two is also a generously sized room that overlooks the rear garden and bedroom three is a single bedroom ideal as a home office or study that has a UPVC double glazed window to the front aspect.

The family bathroom has a suite comprising; white panelled bath, separate shower cubicle, wash hand basin and a low level w.c.

Off the landing there is a set of stairs leading to a useful loft area.

Outside, to the rear the garden is laid mainly to lawn with a patio seating area.

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/environmental-agency

Our Ref: JGA/260723

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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