

# Village Mews

Burton-on-Trent, Staffordshire, DE14 3BF



This attractive Townhouse is situated within a popular development within close proximity to Burton town centre and is being offered to the market with no upward chain.

Offers over £210,000

John German 

This well presented and spacious four bedroom townhouse is situated within a popular development of homes built by the well regarded developers Cameron homes, and benefits from being located within close proximity to Burton town centre. This attractive family home briefly comprises of; welcoming entrance hallway, cloakroom/WC, kitchen, living room with French doors opening out onto the rear garden . Whilst on the 1st and 2nd floors are three bedrooms, family bathroom and further master bedroom with ensuite. Externally there is a tarmac driveway leading to a detached garage and a beautifully presented enclosed rear garden.

Internally the property comprises of entrance door opening into the hallway with carpeted stairs rising to the 1st floor landing with doors off into the guest cloakroom, kitchen and spacious living room. The kitchen has a matching range of wall and base units with laminate worksurfaces over and tiled splashbacks. There is a built in cooker with hob over and extractor above, inset stainless steel sink with drainer and mixer tap over, and space and plumbing for a dishwasher and washing machine, there is a UPVC double glazed window to the front aspect, tiled flooring and a ceiling light point. The spacious living room has solid oak flooring throughout, a lovely brick built fireplace, useful understairs storage cupboard and French doors opening out onto the rear garden.

Upstairs on the 1st floor there are two double bedrooms and a the family bathroom and stairs then rise to the 2nd floor where there is another two double bedrooms with the master bedroom further benefiting from its own-ensuite shower room.

Outside to the front of the property is a well presented small front garden, and to the rear is beautifully presented enclosed rear garden. There is a separate detached single garage with driveway in front.

**Note:** There is a communal greenspace charge payable. The managing agents are Centrick Property Management.

**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:** JGA28072023

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







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	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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Burton upon Trent | Derby | East Leake | Lichfield  
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