

Blackthorn Road

Stapenhill, Burton-on-Trent, DE15 9PE

John 
German





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£190,000

A deceptively spacious and wonderful family home featuring a beautifully presented interior including an impressive refitted breakfast kitchen, good sized lounge/diner and modern bathroom together with good sized gardens and a double width driveway.



This beautifully presented home offers a fantastic opportunity for a family, first time buyer or ideal downsize set on a southerly facing garden and double width driveway. It is in a handy location for schools, a local shop, riverside walks and only a few minutes' drive from Burton's town centre,

Step inside the hall with stairs to the first floor and a door into the spacious lounge/dining room with wood effect flooring, a focal point electric stove and French doors from the dining area open out to the rear garden.

The highlight of the ground floor is the beautifully refitted L-shaped breakfast kitchen equipped with a modern range of high gloss base, drawer and wall units with complementary worktops over incorporating a sink and drainer. Integrated appliances include an oven, hob, extractor hood, fridge freezer and dishwasher. There is also a fitted breakfast bar, wood effect flooring and a useful utility area offers further built in storage, appliance space, a door to the front plus a window and door to the rear garden.

On the first floor there are three bedrooms and access to a part boarded loft. The front facing master is a beautifully presented double sized room with fitted mirror wardrobes. Bedroom two is also a generous double room that overlooks the rear while the front facing bedroom three is a good sized single room. All are served by a modern bathroom with a suite comprising a P-shaped bath with shower and screen over, wash basin set in a vanity storage unit, close coupled WC and contrasting modern tiling. All of the bedroom and bathroom doors have recently fitted fire doors.

To the rear is an impressive, generous garden having a gravelled patio area with sleeper edged steps up to a paved patio ideal for outdoor dining and a long lawn beyond with central path leading to a further deck at the top of the garden providing a further seating and entertaining area. There is also a refitted workshop with electric and internet, summerhouse with electric plus a tool shed. Throughout the garden and decking area there are waterproof outdoor electrical points.

To the front is a double width driveway providing plentiful parking with the benefit of a built in car charging point.

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.

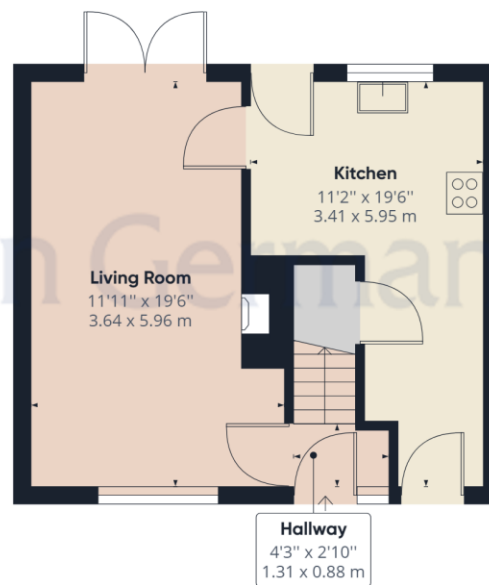
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/16082023

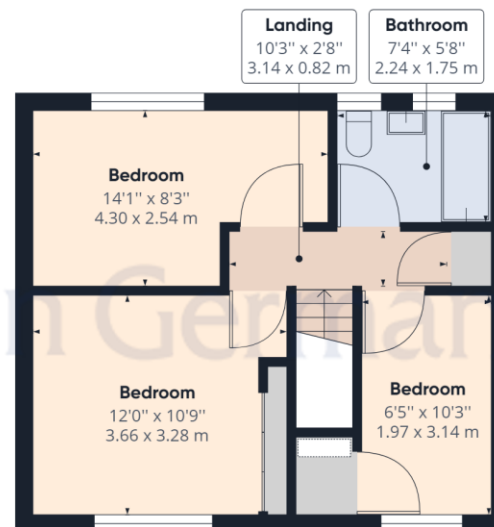
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







Ground Floor



Floor 1

Approximate total area⁽¹⁾

797.30 ft²

74.07 m²

(1) Excluding balconies and terraces

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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