

Poplar Gardens
Burton-on-Trent, DE13 0UE

John German







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£290,000

A nearly new detached property that is immaculately presented throughout, jam packed full of features inclusive of a generous rear garden, integral garage, spacious bedrooms and your very own summer house. Ideally located close to Burton town centre, great transport links and a short distance to local shops, schools and parklands.

As you enter through the main hallway you will find the dedicated lounge on the right hand side. This room benefits from large windows, modern décor and is big enough for the whole family.

Also off the hall is entry into the garage, on the left hand side as you enter the property.

Through the lounge you come into the large dining/kitchen area. The kitchen is fantastic quality and comprises of masses of storage, in built appliances and lots of work space. The dining area overlooks the rear gardens and an ideal space to entertain with family and friends.

There is also a bonus utility room that adds to the functional floor plan, it comes with great storage and bench space, the downstairs cloakroom/WC is next to this room.

The lovely rear gardens comprise of a large patio area, astroturf lawn and summer house. The summer house has been converted into a bar/pub – ideal for summer barbeques.

The sleeping accommodation is up on the first floor. The two secondary bedrooms are both fantastic sizes and are serviced by a sparkling family bathroom which consists of a bath, separate large shower, WC and basin, complemented by stylish wall tiling.

The master suite is lovely and bright with neutral décor throughout. It is complemented by a modern en suite with a shower, sink and basin.

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.

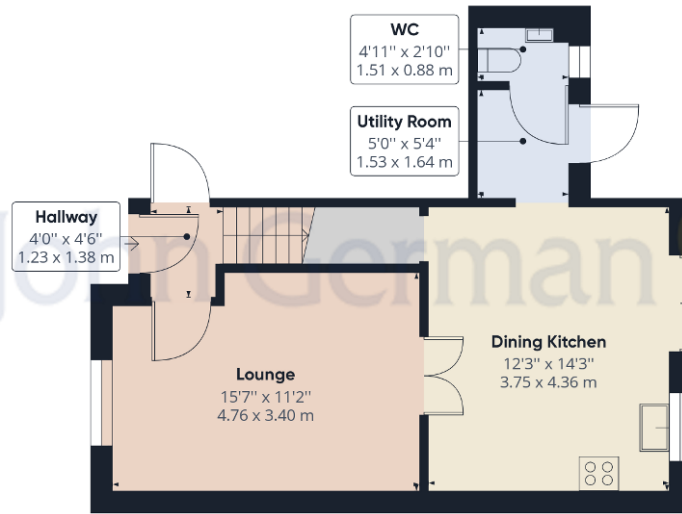
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23082023

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





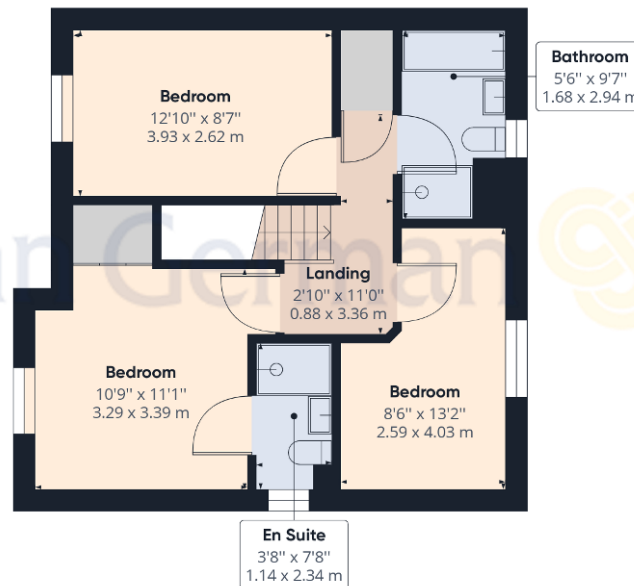


Ground Floor Building 1

Approximate total area⁽¹⁾

929.53 ft²

86.36 m²



Floor 1 Building 1

(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.

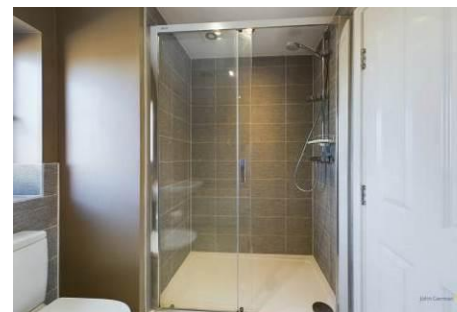
Referral Fees

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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