

Reservoir Road  
Burton-on-Trent, DE14 2BP

John German







## Reservoir Road

Burton-on-Trent, DE14 2BP

£370,000

This well presented extended four bedroom, two bathroom semi detached property is an absolute show stopper and is not to be missed. This home is jam packed full of features including a garage and extra off street parking, multiple living spaces, huge garden and separate summer house.

Ideally located close to Burton town centre, this property is a short distance away from local schools, parks, hospitals and has great transport links, plus it falls into the John Taylor catchment area.

As you arrive at the property you will notice the masses of parking and integral garage. Through the front door into the porch area you will find a large separate lounge room on the right hand side, this cosy room offers another living space to spend time with family. There is also a conveniently located downstairs cloakroom.

Further down the hallway you will come to the open plan living/dining/kitchen area. The Kitchen itself has masses of storage options, great workspace and a range of in built appliances. Next to the kitchen there is a large dining space which benefits from in built storage. The lounge area overlooks the amazing rear gardens through large doors and windows. This space also benefits from a Faber gas fire.

There is a conveniently located utility room to the side of the kitchen, with great storage and has direct access into the garage.

The first floor consists of three large bedrooms, the double bedrooms all come with great storage options and are well serviced by a family bathroom which consists of a large shower, wash hand basin and WC.

The second floor is dedicated just to the master suite, this lovely light filled room has a separate dressing area and has great views. The bedroom itself has an ensuite which consists of a bath, WC and wash hand basin.

The rear gardens are spectacular, having a large patio area, huge lawn, cat run, storage shed and separate summer house. The summer house has been converted into a lounge with access to WiFi and internet, it would be an ideal spot for a teenagers retreat.

**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/07092023

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





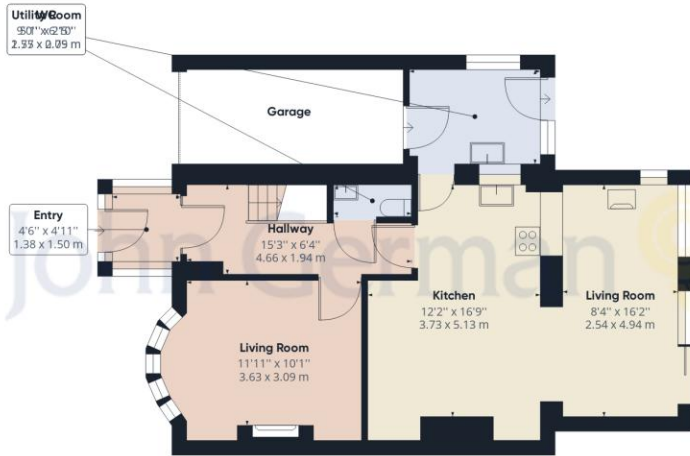




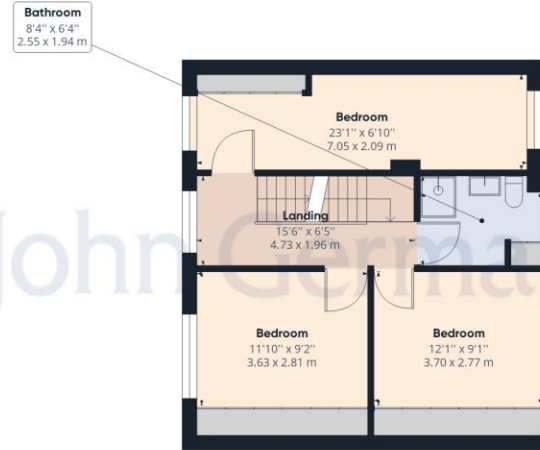




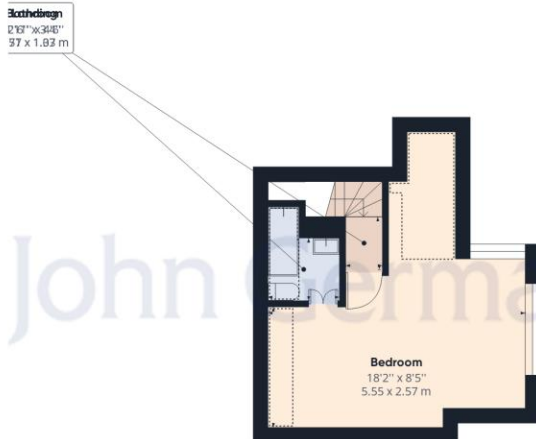




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1693.99 ft<sup>2</sup>

157.38 m<sup>2</sup>

Reduced headroom

62.41 ft<sup>2</sup>

5.80 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             |         |           |
| 69-80 | C             | 69 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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