

Black Firs

Dunstall, Burton-on-Trent, DE13 8BE

John 
German





Situated in the picturesque location of Dunstall is this charming character home. Dunstall itself offers a superb blend of countryside living, just a few minutes drive away from the vibrant village of Barton under Needwood which has an excellent range of amenities and facilities on offer including shops, public houses, Barton Marina, doctors, dentist and schooling for all levels including John Taylor High School. It also has excellent transport links provided by the nearby A38, putting the nearby larger centres of the cathedral city of Lichfield, Burton on Trent, Birmingham, Derby and beyond in easy access.

Twin glazed entrance doors open into the porch with a quarry tiled floor where a door opens into the lounge which is a well proportioned room with two double glazed windows overlooking the gardens and double glazed patio doors opening out onto the paved patio. There is also a built in storage cupboard and open access through to the sitting room, which is another large reception room with revealed beams, chimney breast with recessed open fireplace with wooden fire surround and tiled hearth, windows framing views across the surrounding fields and a latch door linking into the kitchen.

The kitchen is fitted with a comprehensive range of base and eye level units with a pine finish, wall cabinets, inset range oven with extractor hood, sink and drainer unit, built in fridge, ceiling beams, tiled floor and window. A door leads to the utility room and there is open plan access into a lovely conservatory which features a glazed roof, tiled floor and door opening out to rear.

The utility room is fitted with base and wall units with mixer tap, space for further appliances and door to the cloakroom which has a close coupled WC and wash hand basin.

Off the kitchen is an inner hallway with staircase and return leading to the first floor landing, and a door opening into a cosy sitting room which features beams, a chimney breast having recessed open fire with a wooden fire surround and windows framing field views.

The first floor landing has wall lights, a cupboard and doors which lead to four bedrooms. The master bedroom has fitted wardrobes providing useful storage with cupboards over, window framing open aspect and steps up to a large en suite bathroom. This is fitted with a panelled bath, separate shower cubicle, WC, wash hand basin, light/shaver point, revealed beams, part tiled walls and double glazed Velux windows.

Bedrooms two, three and four all share the family bathroom with bath and shower over and pedestal wash basin. There is a separate WC with close coupled WC.

Outside, Black Firs stands in delightful established gardens affording fantastic views across the countryside scene beyond. The cottage is approached via a private driveway with ample off road parking, wall to the side with mature front hedge and there are walled pathways and a paved patio. The garden is chiefly laid to lawn with mature trees, fencing and hedgerow to the perimeter. There is an external oil fired central heating boiler, an oil storage tank and an external cold water supply.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Septic tank drainage. No mains gas or drainage. Mains water and electricity 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/13092023

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

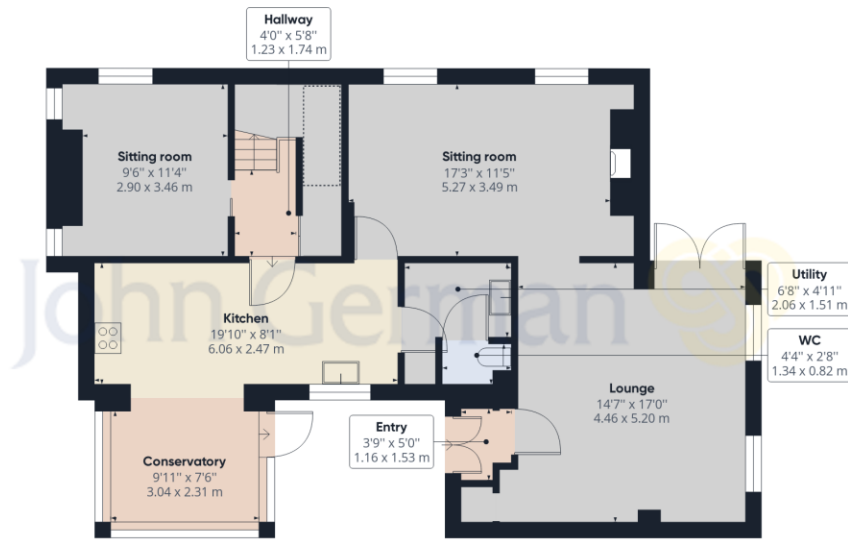




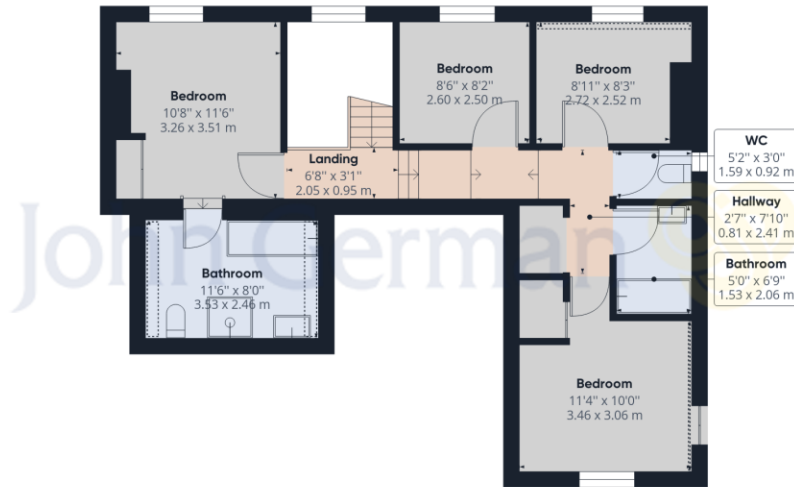








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1635.49 ft²


151.94 m²

Reduced headroom

37.60 ft²

3.49 m²

(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.

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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.

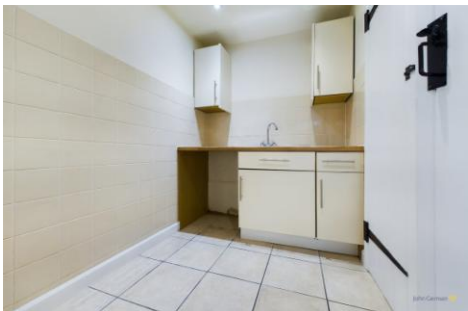
Referral Fees

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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 | | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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