

Bearwood Hill Road

Burton-on-Trent, DE15 0JR

John 
German





A bright dining room with a wooden table, chairs, and a large window. The room features light green walls, a white tiled floor, and a chandelier. A stone fireplace is visible on the left, and a large window with a view of a garden is in the background. The table is set with a meal, including bread, wine, and fruit.

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£210,000

A traditional character home with a large garden enjoying a most pleasant southerly aspect with good local amenities and offering further potential if desired.

The PVCu double glazed and gas centrally heated accommodation is approached via an entrance porch with glazed door leading to the hallway having stairs to the first floor. A door leads into the front facing sitting room with tiled flooring, an attractive bay window and a stone fireplace with fitted cupboards and shelving to the recess on either side. An opening leads to the dining room which again has tiled flooring, a stone fireplace and PVCu double glazed French doors giving access to the wonderful garden.

Off this is a very attractive refitted kitchen with base units surmounted by oak block worktops with upstands, an inset twin bowl ceramic French style sink with mixer taps, upright cupboards with integrated microwave, slot-in Stoves stainless steel electric induction cooker with stainless steel splash back and matching extractor hood over, integrated automatic washing machine and further appliance space suitable for a fridge freezer (current one available by negotiation). There are also attractive oak wall shelves and a useful under stairs storage cupboard.

To the rear of the kitchen is a lobby overlooking the garden having a door to the outside and a door into a guest's cloakroom with fitted WC.

On the first floor landing is a very useful storage area and access via a ladder to an attic room offering further potential for a loft conversion (subject to appropriate consents).

At the front is a very spacious double master bedroom with a high ceiling and painted timber floorboards to lend character. There is a further second double bedroom overlooking the garden together with a single bedroom three or very useful study which again overlooks the garden.

The bedrooms are served by a contemporary fitted bathroom having bath in tiled surrounds with mixer shower and screen, fitted units with inset wash hand basin, integrated WC with storage below, tiled walls and an airing cupboard housing the gas fired combination boiler.

At the front of the property is a walled garden with pedestrian gates giving access to the front. A side drive leads to a detached brick single garage that has a useful garden store at the rear. A gated access leads to the very attractive and good sized rear garden which enjoys a most pleasant southerly aspect having a spacious patio area, extensive lawns with well planted borders and tree screening at the rear plus a very useful greenhouse.

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. Broadband services are available.

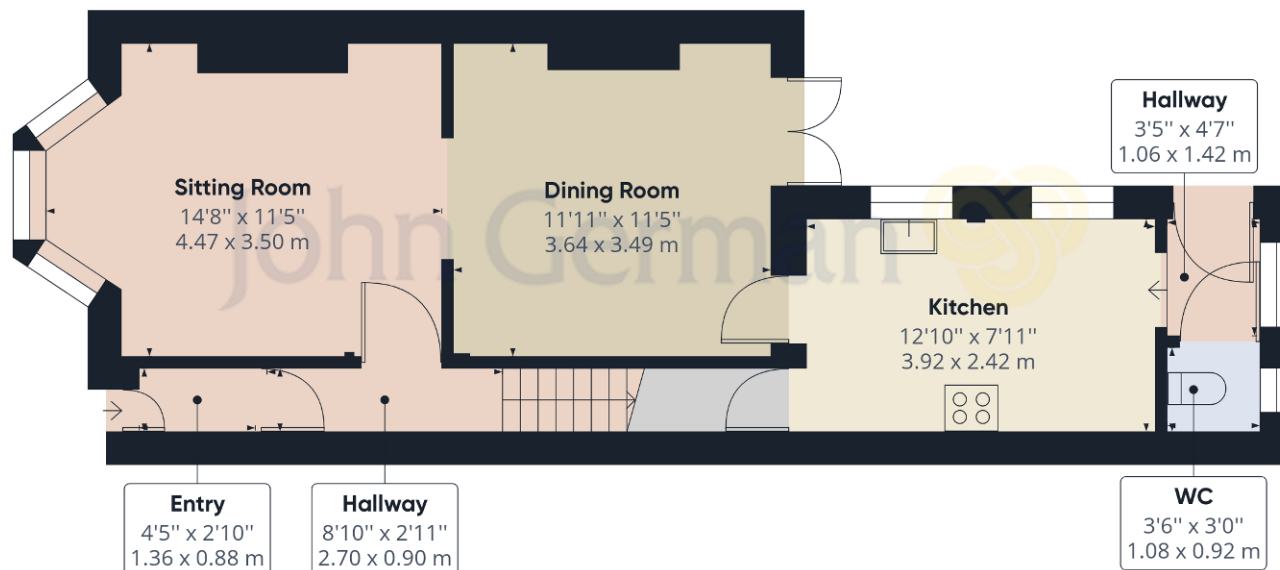
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/22092023

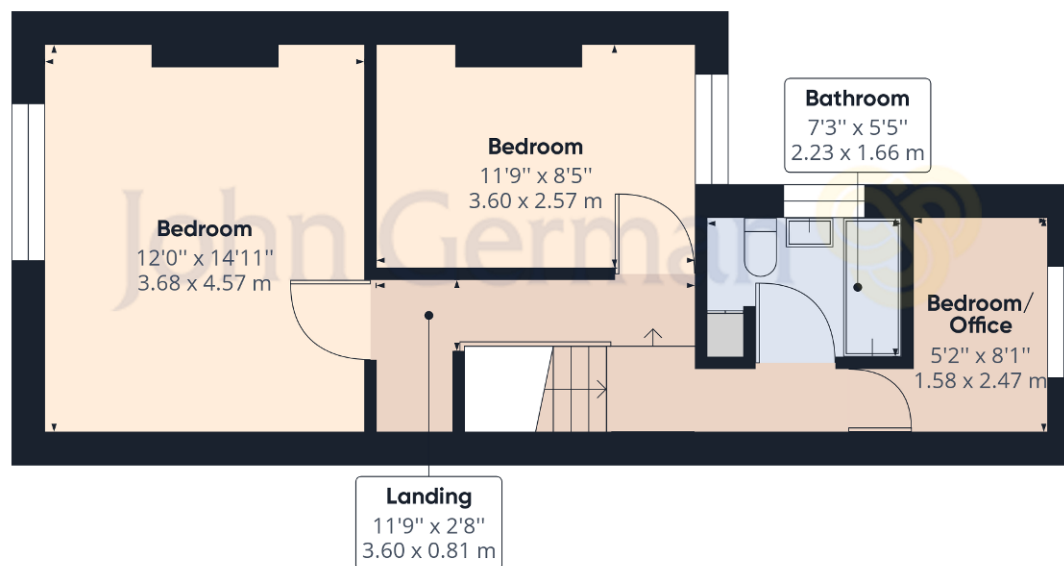
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







Ground Floor



Floor 1

Approximate total area⁽¹⁾

913.73 ft²

84.89 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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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