

# Sycamore Road

Stapenhill, Burton-on-Trent, DE15 9NS

John German



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£150,000

**This three bedroom end of terrace property is ready for the new owner to put their own stamp. The property itself has lots of potential with a generous rear garden, spacious open plan living/dining room and is walking distance to local parks.**

As you enter the property into the entrance hall, the living/dining room is located on the right hand side. This spacious open plan area is a great size with the benefit of a gas fire. The dining space overlooks the rear gardens and gives access to the kitchen.

The kitchen also overlooks the rear gardens and is fitted with a range of base and wall units with worktop over, stainless steel sink and space for appliances.

The property also comes with a very large utility room which gives access to the rear garden.

On the first floor are three bedrooms; two doubles and one single, and a bathroom which has a corner shower with pedestal wash hand basin and WC. There is also an additional separate WC.

The sizeable rear garden is mainly laid to lawn with mature shrubs.

**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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/27092023

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





## 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.



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