

Dalebrook Road  
Burton-on-Trent, DE15 0AA



This well presented three bedroom semi-detached bungalow is ready for its new owner with features including a separate garage, driveway and secure rear garden. Ideally located close to local parks, allotments, pubs and eateries. This is the ideal property to downsize to.

£220,000

John German 

As you pull up to the property you will see the large driveway, a lawned garden and gated access into the rear garden.

Through the front door and into the main hallway, the kitchen is on the left hand side and overlooks the rear garden. The kitchen is fitted with base and wall units, inset sink and drainer and space for a washing machine and cooker. A door gives access to the rear garden.

The lounge/dining room is at the end of the hallway, the open plan area is carpeted and also has direct access into the rear garden through a patio door.

The bathroom is in the middle of the home and comes complete with a large walk in shower, WC and wash hand basin.

The three bedrooms are all generous, the master is a fantastic size, the second bedroom is not much smaller and would be a fantastic guest bedroom. The third is a touch smaller and would be an ideal office or bedroom. The bedrooms all benefit from neutral décor and are carpeted.

The rear garden consists of a large paved patio area, huge separate garage, lawn area and garden beds.

**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/07112023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

**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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent