

Balata Way

Burton-on-Trent, DE13 0TY



This well presented four bedroom three storey home is ready for its new owners. This home is jam packed full of features including an internal storeroom, secure rear gardens, spacious bedrooms and off road parking.

£230,000

John German

As you pull up to the home, there is a driveway providing off road parking. Through to the main entrance into the hallway the first thing you will see find is the internal store room, the garage has been split in two – half remaining as storage and the other half is now inside as a store room. There is also a conveniently located ground floor doakroom.

The open plan kitchen/dining room is at the rear of the home, this spacious room is the hub of the home and is a great place to entertain. The kitchen is well fitted with a selection of appliances and great storage options with both overhead and under counter storage.

The rear gardens can be accessed through double doors or a back entrance behind the large storage shed. They consist of a paved patio area, lawn and a decked area at the rear.”

The first floor consists of a bedroom which is currently being used as an office, it has modern décor and is carpeted. The family bathroom has a suite comprising bath, WC and wash hand basin. There is also a large lounge which has great natural light with carpets and modern décor.

The top floor consists of two further bedrooms and a master suite. The two secondary bedrooms are good sizes, one is larger than the other but both would make great children's rooms/guest rooms. The slightly smaller one has laminate floor and has bright décor. The larger one is carpeted and has a feature wall with plenty of room for built in wardrobes.

The master suite is a fantastic size, there is a wall of great built in storage and it is complemented well with its own ensuite. The ensuite consists of a shower, wash hand basin and WC.

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

Our Ref: JGA/11122023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	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