Beamhill Road

Anslow, Burton-on-Trent, DE13 9QW







A traditional 1950's detached home in a popular location on a great plot offering scope for further improvement or extension (subject to planning permission). Ideally located for Anslow school and John Taylor Academy.

NO UPWARD CHAIN

£400,000



The property is set well back from the road beyond a large driveway. A recessed porch with double glazed entrance door opens into a wide reception hall having stairs off. Immediately to the front is a well proportioned dining room with a bay window. Behind this is a sitting room having a tiled fireplace and wide patio doors opening out onto the rear garden.

The kitchen/breakfast room has been extended already and is equipped with a range of base units, drawers and wall cupboards surmounted by worktops with inset 1.5 bowl sink and mixer tap. There is an eye level double oven and grill, electric hob with extractor over, integrated fridge, a walk in pantry plus further appliance space and plumbing for an automatic washing machine.

Off the kitchen a rear hall has an outer side door and access into a well equipped shower room having a tiled shower in glazed enclosure, WC, pedestal wash hand basin and tiled walls.

The first floor landing has a side window and access to the loft. The bay windowed master bedroom is situated to the front and has a range of fitted wardrobes. Double bedroom two overlooks the rear garden and bedroom three is a reasonable size having a fitted wardrobe. The bathroom has a bath in tiled surrounds with mixer tap and shower fitment plus glazed screen, pedestal wash hand basin, WC, window to the side and a fitted linen cupboard.

As previously mentioned the property is set behind a deep mature front garden with lawns and borders flanked by a long driveway providing ample off road parking and giving access to the single garage which has an up and over door, side pedestrian door and also houses the gas fired boiler for the central heating. To the rear is an excellent sized established garden having pathways, stone walling, lawns and borders together with a raised patio at the rear and a useful timber garden shed.

Agents notes:

-The track that runs up the side and across the rear of the property serves a farm in the valley and will be eventually be closed off forming a landscape screen to the housing development currently taking place at the rear. -It is not a registered Title. -Probate has been applied for.

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Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Traditional Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Broadband is not connected but is available in the locality. See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u>

Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/02022024

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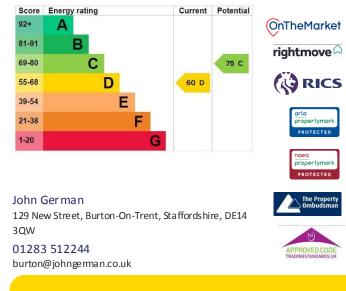


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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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