

Mervyn Road

Burton-on-Trent, DE15 0LW

John German





A photograph of a living room with a fireplace, a bay window, and a yellow sofa. The room features light green walls, white ceiling moldings, and a brass chandelier. A wooden mantelpiece holds a large mirror and various decorative items. A television sits on a white stand in the background. A yellow sofa is partially visible in the foreground.

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£290,000

Oozing with character throughout this delightful 4 bedroom semi detached Victorian home features solid wood floors, high ceilings, fireplaces and the added bonus of off street parking. Ideally located on a quiet street in close proximity to local schools, amenities and transport links.

The front of the house is quaint with a low maintenance garden and character features. Step inside the hall where you will notice the feature Minton tiling and high ceilings.

On your right is the first of the reception rooms that benefits from wood floors, high ceiling, feature fireplace and a bay window.

The second reception room is located slightly further down the hall, this room again benefits from a lovely fireplace, multiple windows, picture rail and classic décor.

Through a door you come into the third reception room, this space would make an ideal playroom or additional sitting room, also with wooden floor. Through another door you enter the open plan kitchen/dining room which has been extended. The kitchen itself benefits from both under counter and overhead cupboards and a deluxe oven. It flows nicely into the dining space which overlooks the rear garden through three large windows.

The garden consists of a large deck, good sized lawn, garden beds and shed.

The first floor consists of four bedrooms and a family bathroom which has been renovated and features a large shower, stand alone bath, WC and sink complemented by half panelled walls.

The master bedroom is generous and benefits from bright décor and a large built in wardrobe.

Two of the secondary bedrooms are easily double rooms and benefit from light and bright décor, one has carpets and the other laminate flooring. The third secondary bedroom is a touch smaller than these two and would make an ideal home office or children's bedroom.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: One space to the rear

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

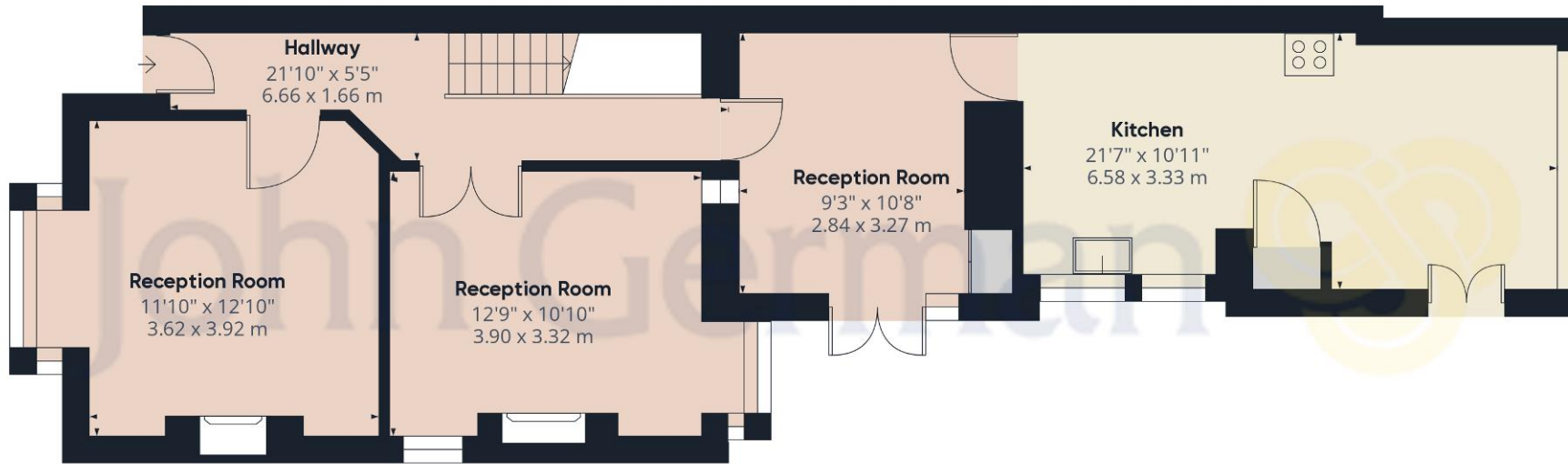
Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

Our Ref: JGA/08022024

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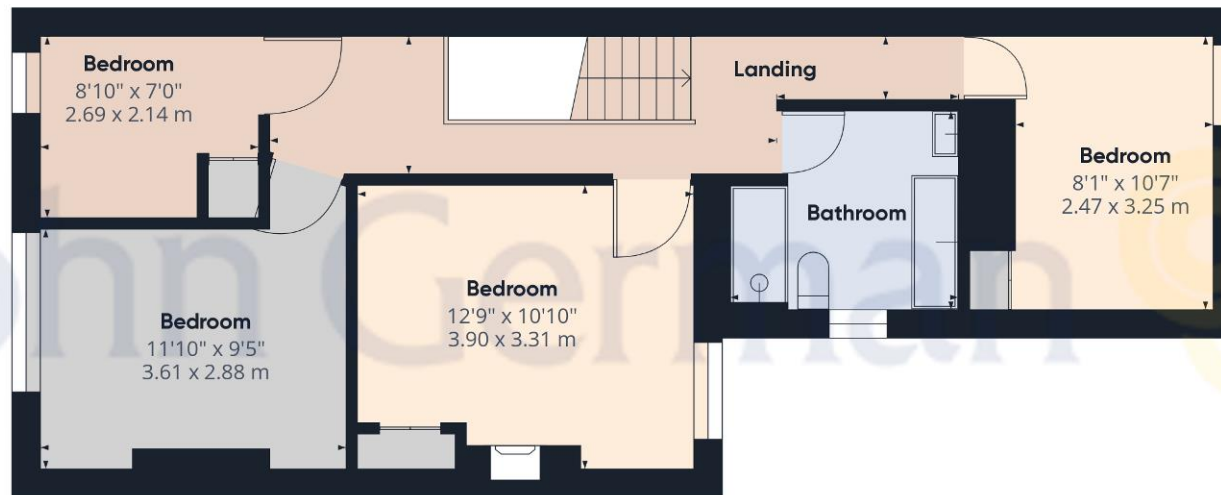






Ground Floor

Approximate total area⁽¹⁾
 1339.3 ft²
 124.43 m²



Floor 1

(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

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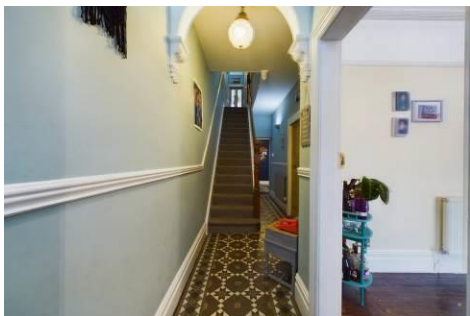
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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