

Anslow Road

Hanbury, Burton-on-Trent, DE13 8TJ

John 
German





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£340,000

An immaculately presented and extended home that has been meticulously renovated throughout with features including an extended open plan kitchen/dining area with stunning views over the countryside, second bathroom and off road parking.

NO UPWARD CHAIN

Located in the idyllic hamlet of Hanbury this property is the ideal rural retreat. It is well placed for the nearby centres of Barton under Needwood, Lichfield, Uttoxeter, Burton-on-Trent and beyond, with countryside walks on the doorstep.

As you pull up to the home you will see the driveway with parking for multiple cars. The entrance door is behind a gate to the left hand side. Enter into the main hallway with neutral décor and laminate flooring. The lounge is located on the right, this spacious room benefits from neutral décor, brand new carpets and a feature fireplace – it overlooks the front of the home.

To the left is the utility room/second bathroom having a WC and sink with in built storage and a shower cubicle. There is also a storage cupboard with space for laundry appliances.

The open plan kitchen/living/dining area is located at the rear of the home. It has a stunning and extensive range units with stylish worktops and a matching central island with an in built cooker top, extra ctor hood above and additional storage. Laminate flooring runs flows into the living/dining area which benefits from a feature skylight and bi fold doors out to the rear garden.

The garden itself features a huge paved patio area and lawn beyond with mature shrubs. The gardens enjoy views of the countryside beyond.

The first floor consists of two secondary bedrooms, master and family bathroom.

The brand new family bathroom features a bath with overhead shower, sink with storage and WC and contemporary tiling.

The master bedroom is a generous size with neutral décor and carpets plus a small built in wardrobe.

The secondary bedroom is again very generous and features built in storage, neutral décor and carpets while the third bedroom is slightly smaller, ideal as a children's bedroom or home office.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

Broadband type: Cable

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 B

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

Our Ref: JGA/15022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor

Approximate total area⁽¹⁾

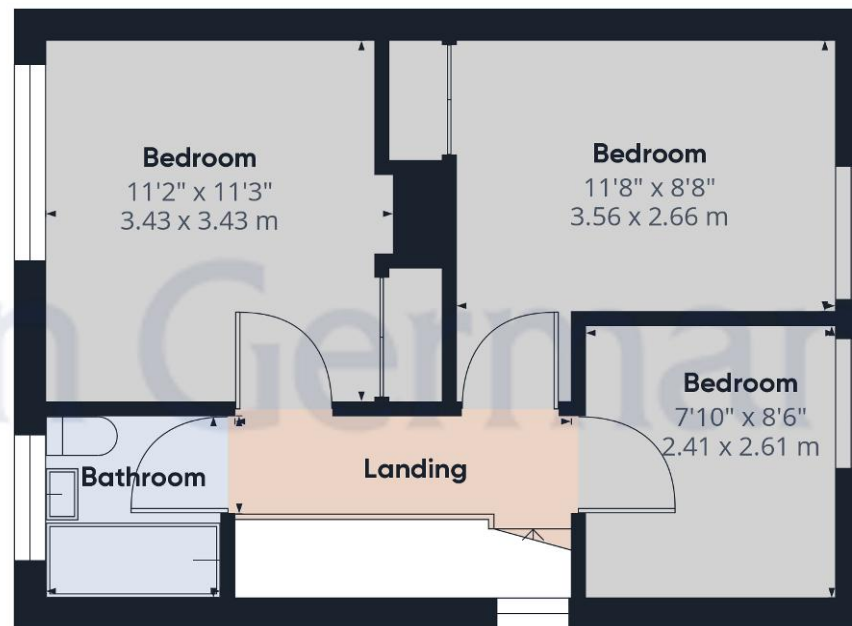
1032.45 ft²

95.92 m²

Reduced headroom

8.55 ft²

0.79 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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 Burton upon Trent | Derby | East Leake | Lichfield
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