

Short Street

Burton-on-Trent, DE15 9LT



A brand new development of 3 bedroom, 2 bathroom terrace homes that will make the perfect first homes or an additional property for a savvy investor. Completed to the highest standard and full of features including solar panels, off street parking and generous gardens.

£230,000

John German 

Located in the heart of Stapenhill these properties are in close proximity to local schools, pubs, eateries, the river and has great transport links.

The complex itself has one allocated parking spot for each home.

As you enter the property into the main hallway you will find the open plan living/kitchen/dining room, this light filled room is generous in size and has access to the rear gardens are through double doors. There is also a conveniently located cloakroom in this area. The kitchen comes complete with cabinetry and a selection of appliances.

The first floor consists of a master bedroom with en suite which consists of a shower, sink and WC.

The second bedroom is a fantastic size and is serviced by a family bathroom which features a bath with overhead shower, WC and sink.

The second floor features a very large third bedroom or office.

A list of inclusions are below for the development:

- Kitchen units
- Bathrooms
- Garden fencing and patio
- Painted white throughout
- Solar panels

Optional extras are:

- Kitchen white goods
- Colour painting
- Turfing
- Carpets and flooring

The developer would like us to take a £1000 deposit, completion is looking like it should be the end of April.

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

Property construction: Brick **Parking:** 2 parking spaces

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 B

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

Our Ref: JGA/08022024

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.



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.

AWAITING EPC MEDIA

John German

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

01283 512244

burton@johngerman.co.uk

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