



This well presented 3 bedroom semi detached property is the ideal investment or first home, full of features including off street parking, generous secure rear garden and is immaculate throughout. Located close to schools, pubs and countryside walks – this property has something for everyone.

Offers in excess of £220,000

As you pull up to the home you see two allocated parking spots at the front. Through the front door is a conveniently located cloakroom with a WC and sink.

The kitchen is opposite on the left hand side of the entrance hall and consists of both under counter and overhead cupboards, a range of built in appliances including a fridge/freezer, gas hob, electric oven, dishwasher and extractor, with neutral décor and laminate flooring.

Through a doorway you enter the open plan living/dining area which benefits from built in storage, carpets, neutral décor and overlooks the rear garden with access through double doors. The garden consists of a paved patio area, lawn and large deck for entertaining.

The first floor consists of three bedrooms and a bathroom. All three bedrooms have neutral décor and carpets. The master bedroom has large built in wardrobes, the second bedroom also has built in wardrobes and overlooks the rear of the property, and the third bedroom is a touch smaller and would make an ideal office or children's room.

The bathroom consists of a bath with an overhead shower, sink, WC, heated towel rail and feature flooring.

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: Gas central heating

(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.eaststaffsbc.gov.uk

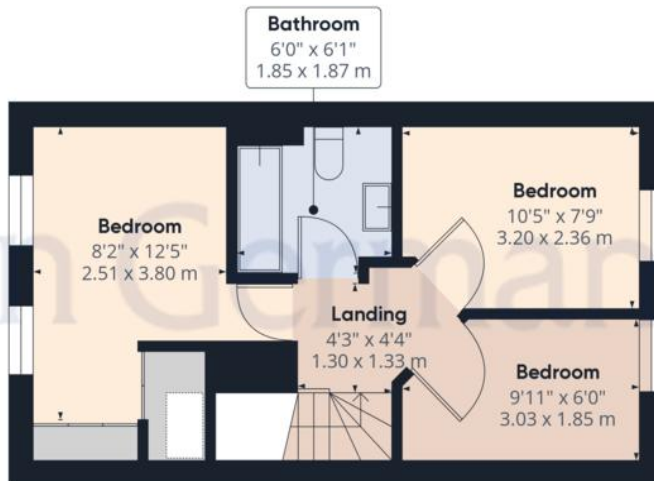
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21022024

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



Floor 1

John German

Approximate total area⁽¹⁾

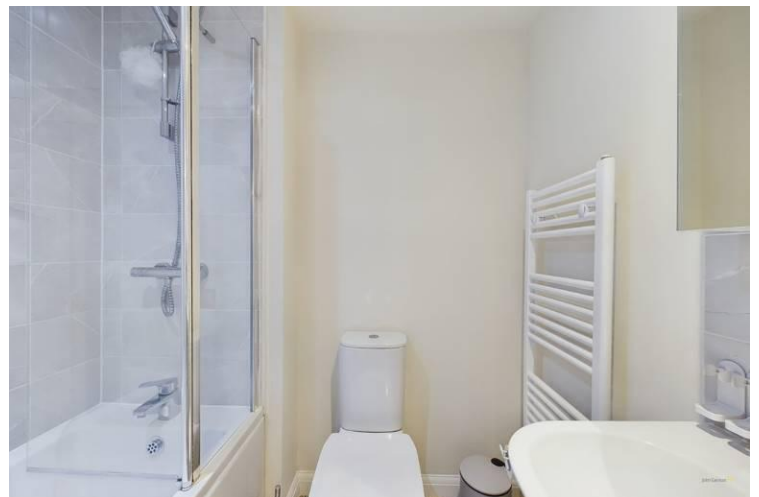
674.65 ft²

62.68 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	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