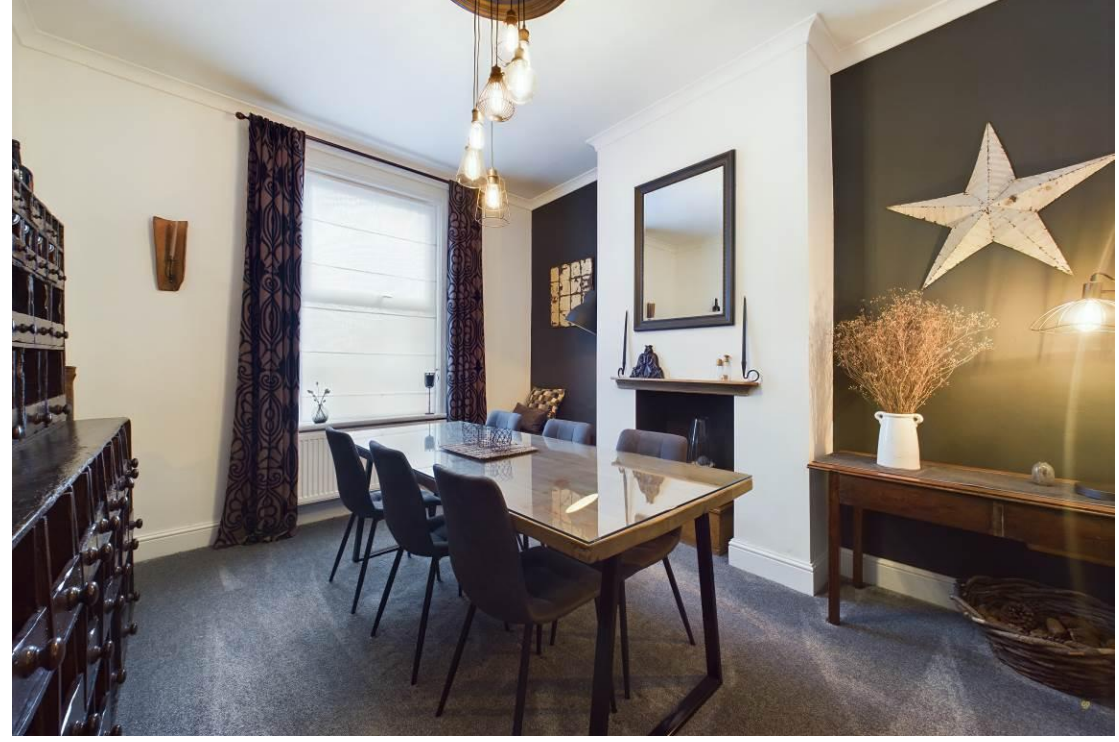


Alexandra Road

Winhill, Burton-on-Trent, DE15 0JE

John German





Alexandra Road

Winhill, Burton-on-Trent, DE15 0JE

£360,000

An immaculately presented character home located in a much sought after pocket of Burton that is full of features including timber floors, feature ceilings, multiple living spaces, renovated kitchen, off street parking and much much more.

As you pull up to the home you first see the driveway for two cars. The façade has been lovingly restored and has great curb appeal.

You enter into the main entrance hall and see the solid timber floors. The spacious living room is on the right hand side and benefits from solid timber floors, a wood burner with fitted storage either side and a bay window with in built seating.

The separate dining room is further down the hall, this room features carpets, neutral décor and ceiling rose. Also off the hall is a downstairs cloakroom plus a large amount of in built storage along with a useful cellar, ideal for storage and accessed via a trap door.

The open plan kitchen/dining room is located at the rear of the home and has direct access to the gardens. This space has a feature fireplace and modern décor and plenty of natural light from the multiple windows. The stylish kitchen has a range of both overhead and under counter storage, complementary worktops and tiled splash backs, a freestanding oven, large sink and dishwasher.

Beyond the kitchen is the utility room with room for appliances and additional storage.

The first floor features two bedrooms and a family bathroom which has been renovated and features a bath, large separate shower and modern sink with in built storage.

Both bedrooms are double in size with solid timber floors, feature fireplaces and one has a large range of built in wardrobes. Completing the first floor is a room ideal for storage and cloaks space.

The second floor has a living space which has useful in built storage along with two more excellent bedrooms, one with a feature fireplace.

The rear gardens are very generous and have gravel patio areas, lawn, garden beds, paved patio and summer house.

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

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

Rights and easements: There is a right of access for bins.

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

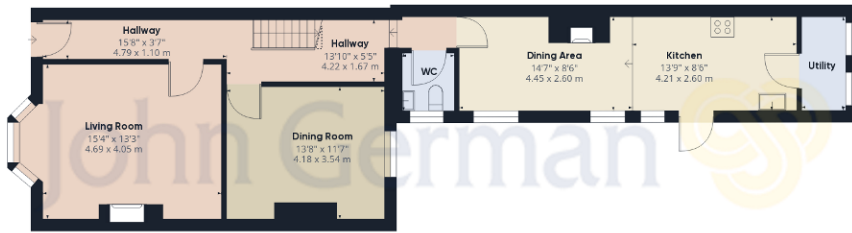
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26022024

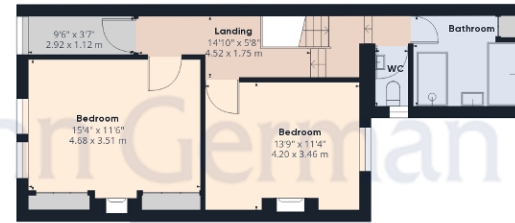
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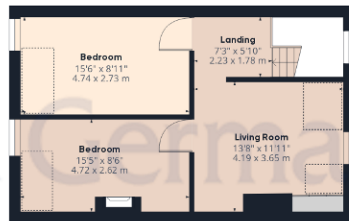




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1891.51 ft²

175.73 m²

Reduced headroom

61.7 ft²

5.73 m²

(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.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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