

Pine Grove

Burton-on-Trent, Staffordshire, DE14 2FT

John 
German





Pine Grove

Burton-on-Trent, Staffordshire, DE14 2FT

£360,000

Immaculately presented four bedroom, two bathroom detached home features a large secure garden, detached garage and show home presentation throughout. Located on a quiet street and walking distance to local amenities including local schools, shops and eateries.



As you enter the home you come into the main entrance hall, this extra wide hall houses a conveniently placed guest cloakroom/WC.

To the right hand side is the spacious lounge which area benefits from multiple windows, carpets and bright décor.

To the left hand side of the hallway is the open plan kitchen/dining/living area. This oversized room benefits from neutral décor and tiled floor. The kitchen itself has timber worktops, both under counter and overhead cupboards, double oven and gas hob. The utility room is adjacent to the kitchen with additional storage and room for appliances. The dining area overlooks the rear gardens and has fantastic natural light from multiple windows.

The first floor consists of four bedrooms and the family bathroom. The family bathroom comprises a bath, separate shower, WC and wash hand basin, with neutral tiles and décor.

The master suite benefits from neutral décor, carpets, built in wardrobes and is complemented by a sparkling ensuite with a shower, WC and wash hand basin.

The three further bedrooms are all doubles and also benefit from carpets and bright décor.

The rear garden consists of a paved patio area and lawns.

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

Property construction: Brick

Parking: Drive & garage

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 E

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

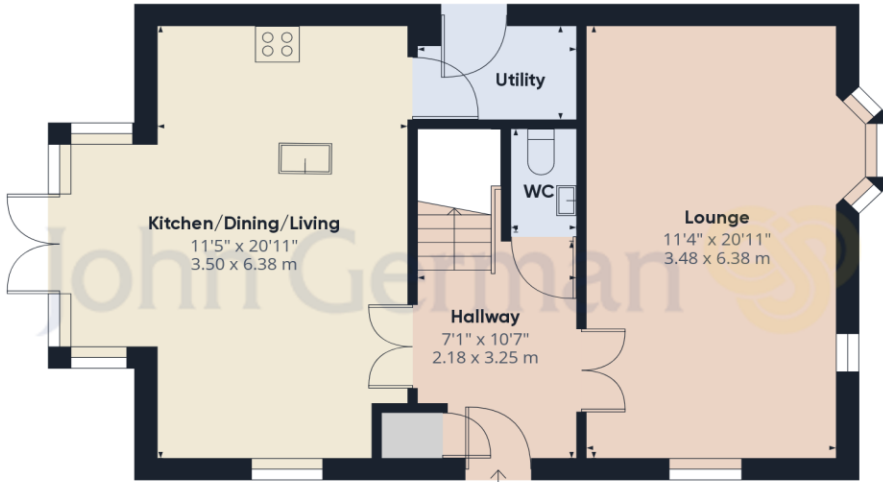
www.eaststaffsbc.gov.uk

Our Ref: JGA/13032024

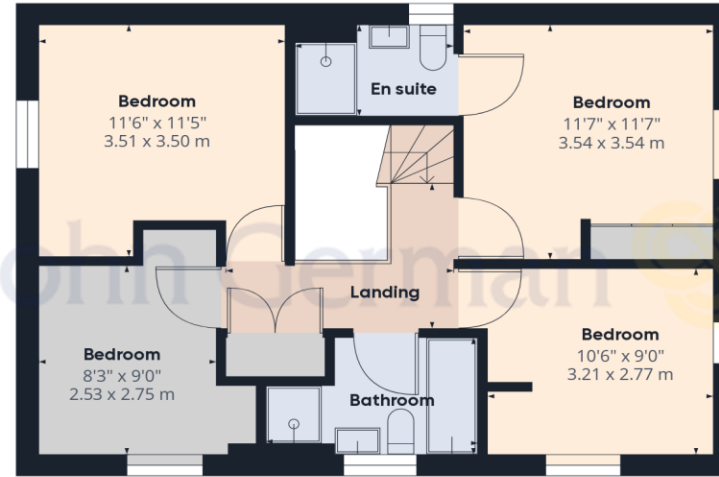
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1472.19 ft²
136.77 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



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		94 A
81-91	B	85 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

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



