

# Elms Road

Stapenhill, Burton Upon Trent, DE15 9AQ

John German









# Elms Road

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£250,000

This immaculately presented four bedroom semi detached home has features including multiple reception rooms, detached garage, fantastic views over Burton and much more. Ideally located on a quiet cul de sac within close proximity to local schools, shops and has fantastic public transport access.



Perched high on a hill this property sits proudly and really takes in the views. The property has two entrances, one to the front and one to the left hand side of the property. As you enter the property into the open plan kitchen/dining area you can see the quality straight away. The kitchen features masses of both overhead and under counter storage, a deluxe free standing oven and loads of work space. The dining area is a great place for breakfast and to entertain. There is a separate dining room located on the ground floor and features built in storage, neutral décor and carpets. It could also be used as another lounge if desired.

Up one flight of stairs you will come to the generous lounge which features neutral décor, carpets, electric fireplace and has access to the rear garden through double doors.

The garden has had extensive work done to it, there are multiple tiers which all have a purpose and have been well landscaped. The show piece is the extra large patio area which is a fantastic space to entertain and also has outdoor power. The other tiers feature patios and garden beds and are ultra useable spaces.

Up another flight of stairs, you will come to two bedrooms and the family bathroom. The first bedroom features modern neutral décor and carpets and is a double room with views to the front of the property. The second bedroom is currently being used as an office but would make a fantastic guest room, it also has neutral décor and carpets. The bathroom consists of feature tiling, walk in shower, wash hand basin with in built storage and WC.

Up one more flight of stairs you come to the last two bedrooms, both are double rooms and have neutral décor and carpets. One of the bedrooms has an additional living space, ideal for children to hang out in or for when their friends stay over.

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

**Property construction:** Brick

**Parking:** 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/18032024

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.

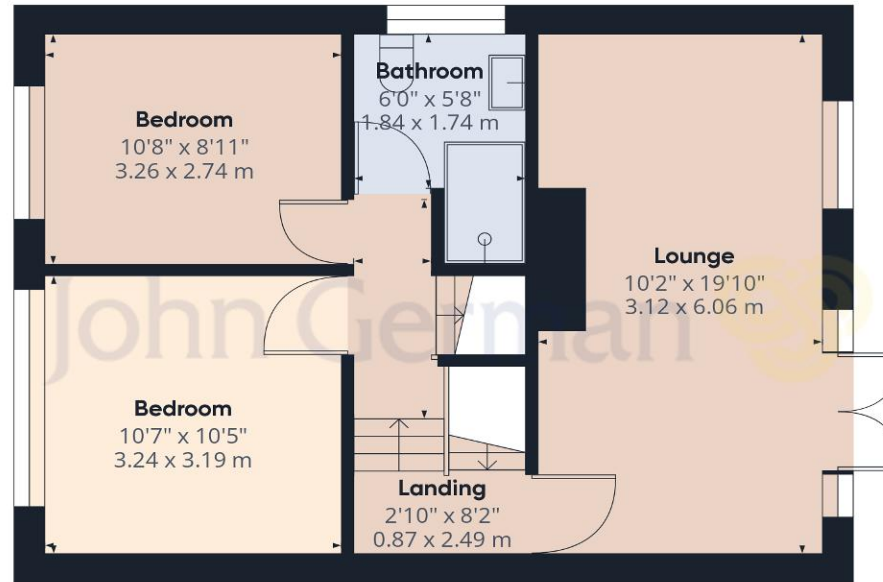








Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1234.36 ft<sup>2</sup>

114.68 m<sup>2</sup>

Reduced headroom

20.42 ft<sup>2</sup>

1.9 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(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

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 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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