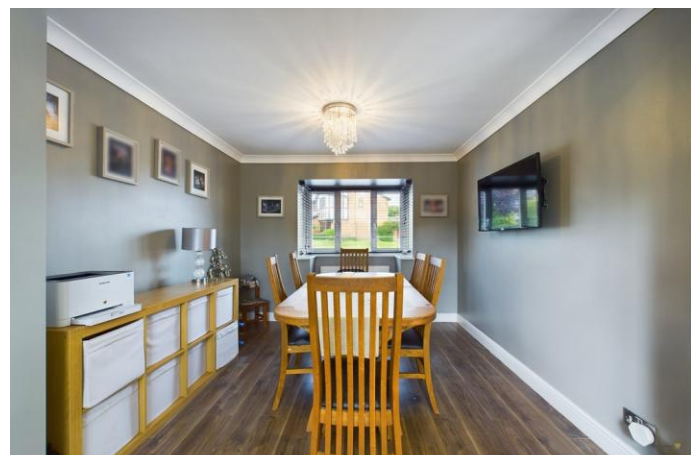




A wonderful and spacious detached home standing on a fantastic corner plot with a southerly aspect to rear. Perfect for a family with an impressive ground floor layout including two reception rooms and smart fitted kitchen together with three good size bedrooms including master with en suite, large driveway and in a popular residential location.

£300,000



John German are delighted to offer for sale this impressive detached family home standing on a corner plot, perfect for a family or those seeking a good sized property to downsize to. Set in an established residential location handy for all of the amenities in Stapenhill including schools for all ages, Co-op store, popular pubs, riverside walks and Stapenhill Gardens, plus being just a short distance away from Burton on Trent town centre.

Set behind a large expansive driveway providing plenty of off road parking, with a front entrance door opening into a good size reception hallway with staircase off to the first floor and doors leading off.

The lounge enjoys a lovely dual aspect with plenty of natural light, with window framing views to front and patio doors opening out to the rear gardens.

Across the hallway is a smart fitted kitchen, fitted with a range of base and eye level units with a cream finish, with work surfaces over and space for a range style cooker, window overlooking rear gardens together with French doors opening out to rear. This room has a superb open plan feel as a spacious kitchen diner, perfect for entertaining with the dining area featuring a window framing views to front.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor the landing with window to rear has doors leading off to three good size bedrooms. The master is a generous double with a refitted en suite shower room with shower cubicle, pedestal wash hand basin and WC. Good sized second and third bedrooms share a well-appointed family bathroom which has also been refitted and upgraded.

Gardens to rear feature a paved terrace and shaped lawns, perfect for children to enjoy, together with the benefit of a southerly aspect and side entrance via gate.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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 D

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

**Our Ref:** JGA100624

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.



John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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

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**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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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