

# Stanton Road

Stapenhill, Burton-on-Trent, DE15 9RP

John  
German







## Stanton Road

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£240,000

Welcome to this charming Victorian-style property located on Stanton Road, Burton, a home that beautifully combines classic elegance with modern comfort. Finished to a high standard throughout, this family home boasts an ample amount of living accommodation throughout (over 1250sq.ft.)

For us at John German, this home on Stanton Road is fine example of a true Burton home. A property where rich Burton history and craftsmanship meets contemporary design and the ideals of modern day living. The property benefits from a plethora of wonderful period features, such as the high ceiling heights, large windows and many more.

As you step through the front door of this home, you will instantly notice the quality of the work the sellers have done, to make this a family home. To the left of the hallway, you will find the spacious living room / diner which is a cosy living space with fully functional log burner. The home also enjoys a separate reception room, which the sellers currently use as a playroom. This is a versatile room, which would make a brilliant dining room, office etc. To the bottom of the hallway, you will find the modern fitted kitchen, fitted with integrated appliances throughout with base units and worktop above. The kitchen also has a base level electric oven and four ring induction hob with extractor fan above. To finish the ground floor, there is a storage cupboard which has stairs leading down to the cellar, which is used for storage.

The first floor comprises three generously sized bedrooms. Two of which are double sized bedrooms and a single. To this floor, you will also find the recently fitted bathroom. Finished to a brilliant standard having both bath and shower enclosure, low level flush w/c and wash hand basin.

Externally, the home boasts an enchanting front with off road parking available to the front via the stoned driveway for at least two cars. To the rear, the property enjoys a really good-sized garden which isn't particularly overlooked. The garden is mainly laid to lawn, privately enclosed to the perimeter and houses both an outside w/c which could be replumbed in and a separate storage space (old log store).

Stanton Road is situated within walking distance to many local amenities, with Burton town centre just over a miles walk away. Families with children will appreciate the excellent educational facilities available in the vicinity. There are several highly regarded primary and secondary schools, such as Violet Way Academy, Paulet High School and many others. Transport links are a significant advantage of living on Stanton Road. The property benefits from excellent connectivity to major roads, including the A38 and A50, facilitating easy commutes to neighbouring cities such as Derby, Nottingham, and Birmingham. Burton-on-Trent railway station offers regular services to Birmingham New Street, making it convenient for those who travel by train. Stanton Road, Burton, is a highly desirable area that offers the perfect balance of historical charm, modern amenities, and excellent connectivity. Its welcoming community, outstanding educational facilities, and abundance of recreational opportunities make it an ideal place for families, professionals, and first-time buyers.

**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:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26062024







Floor -1

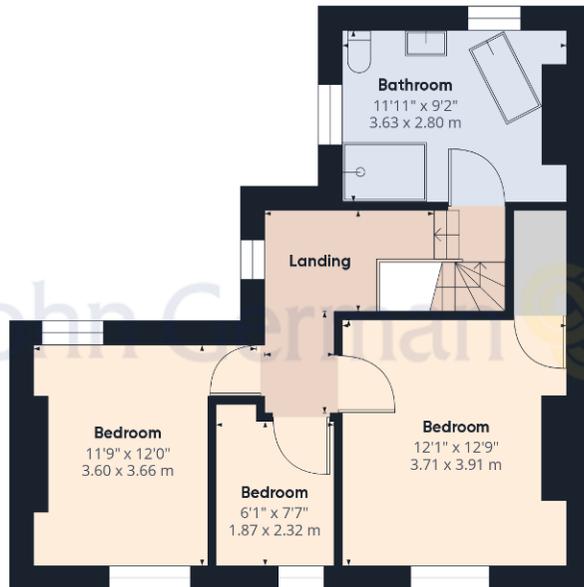


Ground Floor

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

1277.4 ft<sup>2</sup>

118.67 m<sup>2</sup>



Floor 1

(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.

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### Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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