

Coppice Road

Tatenhill, Burton-on-Trent, DE13 9GF

John German





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£295,000

A beautifully designed three storey home located in this charming village offering spacious living areas, modern amenities and a well-thought-out floor plan perfect for family living.



Built by Cameron Homes in 2022, this home offers an abundance of living space over three separate floors.

You enter the home through a welcoming hallway that leads to a modern, well-equipped kitchen/living room that is a perfect place to relax. Equipped with a range of matching wall and base units, integrated appliances which include dishwasher, fridge freezer, washing machine etc.

The ground floor also homes a guest's cloakroom/WC.

To the first floor, you will find a spacious living room with two windows to front bringing in plenty of light. Across the landing is the generous sized third bedroom which could easily house a double bed or offers the potential to be used as a sitting room/study etc.

To finish this floor, you will find the modern fitted family bathroom which has a bath with mixer taps, low level flush WC and wash hand basin complemented by contemporary tiling.

To the top floor, this property really does boast two fantastic sized bedrooms. The master bedroom has an ample amount of built in wardrobe space. Both bedrooms share a 'Jack and Jill' style shower room that once again is modern throughout with stylish tiling, a shower enclosure, low level flush WC and wash hand basin.

Situated in the peaceful village of Tatenhill, the property is close to local amenities, schools, and beautiful countryside offering both convenience and tranquillity. The home is located in close proximity to highly regarded schools, which include; John Taylor Free School, Rykneld Primary School and others. The property is conveniently located near major road networks, including the A38 and A50, providing easy access to nearby cities such as Derby, Nottingham, and Birmingham. Burton-on-Trent railway station offers regular services to major destinations.

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).

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 D

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

Our Ref: JGA/21062024

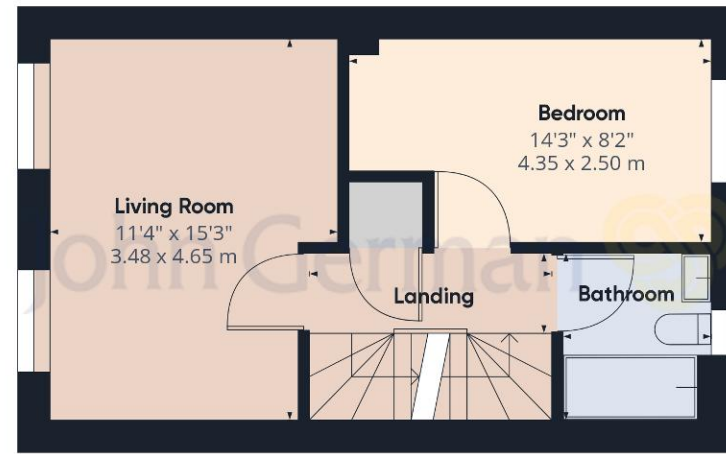
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Ground Floor Building 1

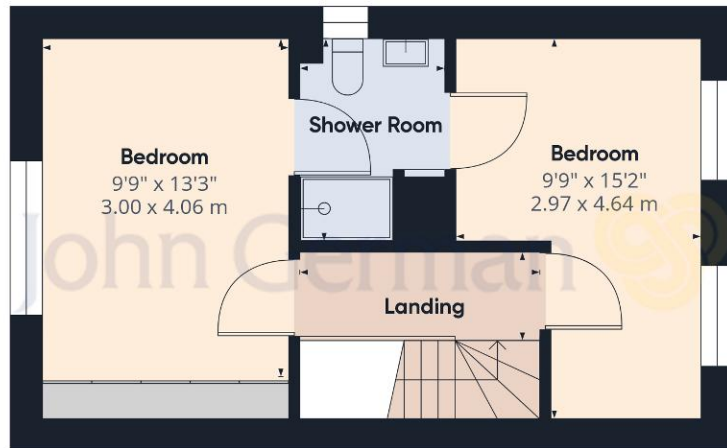


Floor 1 Building 1

Approximate total area⁽¹⁾

1333.72 ft²

123.91 m²



Floor 2 Building 1



Ground Floor Building 2

(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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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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
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