Upton Drive Burton-on-Trent, DE14 2FB







John German are delighted to offer this charming three-bedroom semi-detached house located in the sought-after area of Upton Drive, Stretton, Burton. This well-presented property boasts spacious living areas, modern amenities, and a delightful garden, making it the perfect family home.

£270,000



This home has been finished to an excellent standard throughout and is absolutely ready for the next family to enjoy.

Boasting an ample amount of living accommodation throughout, with the front door opening into the spacious hallway. To the left of the hallway, you will find a spacious and inviting living room, perfect for relaxation and family gatherings. To the rear of the property, this home offers a bright and modern kitchen with ample dining space, featuring contemporary fittings and double doors opening to the garden, ideal for entertaining guests. The utility room is conveniently located with additional storage and laundry facilities. To finish the ground floor, there is a cloakroom with w/c.

To the first-floor landing, this property has three generous sized bedrooms. To the master bedroom, we can offer a modern fitted en suite with shower enclosure, wash basin and toilet. The first floor also has a family bathroom with a modern suite, including a bathtub, wash basin and toilet.

Externally, the home offers plenty of off-road parking with the driveway to the side of the property and the single garage. The garage can be accessed via the up and over doors to the front and has power and lighting. The property also includes a delightful rear garden accessible from the kitchen/dining room, perfect for outdoor dining and relaxation.

Situated in the popular area of Stretton, Burton, this property benefits from excellent local amenities, including schools, shops, and recreational facilities. The location offers convenient access to major road networks, making it ideal for commuters. The home is also well placed for schools, primary schools in close proximity include; Eton Park Junior, Lansdowne and Horninglow Primary. The main secondary school is The de Ferrers Academy which is rated good by Ofsted.

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

Lease commenced 2019 for 99 years. Ground rent £150 per annum.

We understand the seller is going to buy the Freehold upon completion. $\label{eq:completion}$

Property construction: Standard

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: 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

www.eaststaffsbc.gov.uk
Our Ref: JGA/11072024

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.

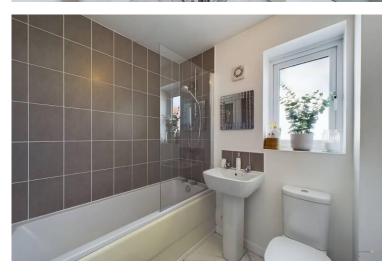


















Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to 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.

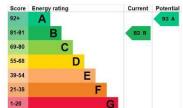
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.











John German

129 New Street, Burton-On-Trent, Staffordshire, DE14

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