

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



John German 

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.

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.



Ground Floor



Floor 1

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Approximate total area¹⁾
880.6 ft²
81.81 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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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