

# Bishop Close

Burton-on-Trent, Staffordshire, DE13 9EZ

John German







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£294,000

John German is delighted to present this charming four-bedroom detached home located in the sought-after area of Burton-on-Trent. Nestled in a peaceful cul-de-sac, this property offers a perfect blend of comfort and practicality, making it an ideal family home.





As you step into the property, you are welcomed by a spacious hallway that provides access to all key areas of the ground floor and the conveniently located WC. The inviting living room, located to the left of the hallway, is generously sized and brilliant for relaxing.

The heart of the home is undoubtedly the kitchen/diner, positioned at the rear. This modern and open-plan space is perfect for entertaining with ample room for a dining table. The kitchen is well-appointed with contemporary fittings which includes matching wall and base units with worktops over, base level electric oven, gas hob with extractor hood above, integrated fridge/freezer, washing machine and dishwasher. French doors lead out to the rear garden, allowing for easy indoor-outdoor living.

Moving upstairs, the landing area connects to four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, which has a shower enclosure, low level flush WC and wash hand basin. The three other bedrooms are good sizes and share a family bathroom. The modern bathroom suite comprises a bath with shower above, low level flush WC and wash hand basin.

The property also includes a separate garage, accessible from the driveway, providing secure parking and additional storage with power and lighting. The rear garden, accessible from the kitchen/diner, is a blank canvas for your landscaping ideas, offering a private outdoor space which is enclosed to the perimeter and laid to lawn.

Situated in the desirable area of Burton-on-Trent, the property benefits from a peaceful residential setting while remaining within easy reach of local amenities. It is also conveniently located near well-regarded schools, making it an excellent choice for families, such as Shobnall Primary & Nursery School, John Taylor Free School, Paget High School and many more. Burton-on-Trent offers a vibrant town centre with a range of shops, restaurants, and leisure facilities, ensuring all your daily needs are met. For commuters, the property provides easy access to major road networks, including the A38, offering direct routes to Derby, Lichfield, and beyond.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**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:** Fibre - 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 E

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

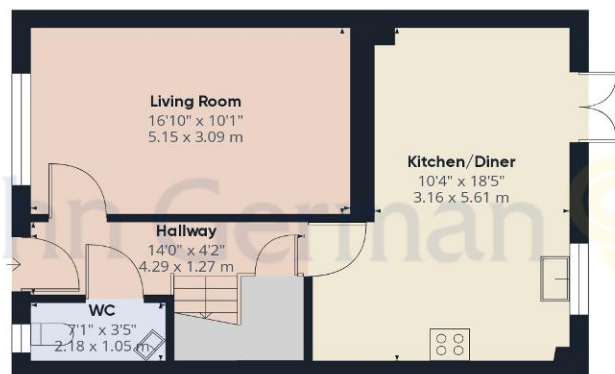
**Our Ref:** JGA/04092024

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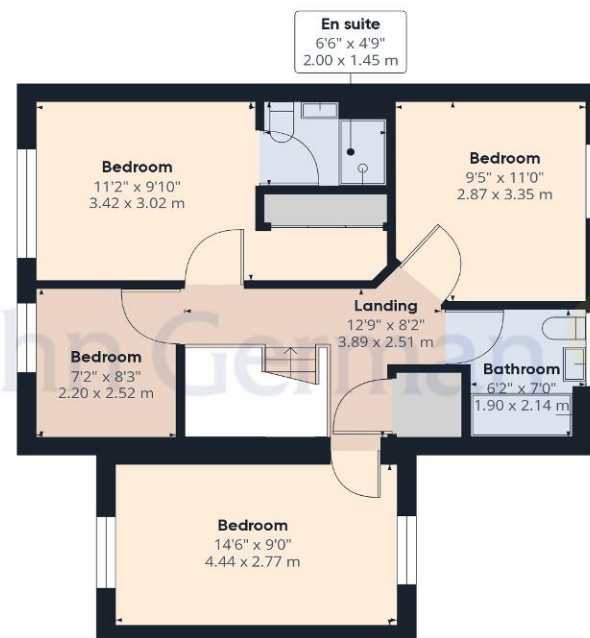








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1281.55 ft<sup>2</sup>

119.06 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### 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.

### 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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