


Redwood Drive

Brizlincote Valley, Burton-on-Trent, DE15 9HL



John German 



Offered for sale with NO ONWARD CHAIN, this charming 3-bedroom detached home is located in the highly sought-after Brizlincote Valley. The property boasts a well-thought-out layout and generous living spaces, perfect for families.

£245,000



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Upon entering, you are greeted by a welcoming hallway, with stairs leading to the first floor. To your right is the spacious lounge with a bay window to front that floods the room with natural light. From the lounge, you can access the modern kitchen which is fitted with matching wall and base units, base level electric oven, induction hob with cooker hood above, integrated dishwasher and an integrated washing machine. There is additional space in the kitchen for a small dining table and a freestanding fridge freezer.

To finish the ground floor accommodation, the sellers have added a conservatory to the rear which is uPVC construction and has double doors leading to the rear garden.

Upstairs, the landing provides access to three well-proportioned bedrooms. The master bedroom offers a generous size with ample wardrobe space. All three bedrooms share a family bathroom fitted with a modern suite offering a bath with overhead shower, wash hand basin and low-level flush w/c.

To the front, this property boasts a driveway for off road parking and a lawned area. The driveway could easily be extended for families with multiple vehicles. The garage can be accessed to the front via up and over doors and also from the rear garden via an external door. To the rear, the garden is privately enclosed and boasts an expansive patio area for outdoor furniture and a further lawned area with planted borders.

Redwood Drive is located in the picturesque and desirable Brizlincote Valley area, known for its community atmosphere and proximity to essential amenities. Brizlincote Valley offers convenient access to local schools, which include The Violet Way Academy, Paulet High School, Burton and South Derbyshire College and many more. The area is well-connected by road networks, making it easy to commute to Derby, Nottingham, and Birmingham. This property is ideally situated for those seeking a peaceful lifestyle while still being close to modern conveniences.

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

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

Our Ref: JGA/19092024

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