


Ridgeway Road
Burton-on-Trent, DE15 9PZ




John German 



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Welcome to Ridgeway Road, a charming 3-bedroom semi-detached home with a detached garage, situated in the ever-popular area of Stapenhill. This well-maintained property offers a versatile and practical layout, ideal for families or first-time buyers.



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£200,000

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As you enter, the bright and welcoming living room greets you with ample space for relaxation and entertainment. Flowing from here is the dining room, a perfect space for family meals and social gatherings, with easy access to the modern kitchen. The kitchen features a good range of matching wall and base units with worktops over, electric oven, induction hob with cooker hood above, plumbing for dishwasher and washing machine, sink and drainer. The kitchen also has an external door which leads to the side of the property. Upstairs, the property offers three well-sized bedrooms. The master bedroom is generously proportioned, with built in wardrobe furniture. The second bedroom provides ample space for a double bed and once again benefits from built in wardrobes, while the third bedroom could be used as a guest room, nursery, or home office. A modern family bathroom completes the first floor and has a shower enclosure, wash hand basin and low-level flush w/c.

To the front of this home, there is a charming and cute tiered garden which is stoned and gravelled for low maintenance. Steps and a pathway then leads to the front door of the porch. To the side is a shared tarmac driveway which leads onto the detached garage. The rear garden is enclosed to the perimeter by fences and is tiered. The first tiered space is fully decked, perfect for outdoor furniture, the sellers have cleverly utilised all of the space in the rear garden with another paved seating area over the garage which creates further seating area and is mainly laid to artificial grass. The garage is accessed via the front through up and over doors, with power and lighting throughout.

Located on Ridgeway Road in the heart of Stapenhill, this home enjoys close proximity to a wide range of local amenities, including shops, supermarkets, and highly regarded schools. Stapenhill offers a welcoming community atmosphere, with nearby parks and green spaces ideal for families and outdoor enthusiasts. For commuters, the property benefits from excellent transport links, with easy access to Burton upon Trent and major road networks such as the A38, connecting to Derby, Birmingham, and beyond.

Agents note: The driveway is shared with the neighbouring property

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: Shared Driveway / Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

Our Ref: JGA30092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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