

Charnwood Road

Burton-on-Trent, DE13 0PN



This charming three-bedroom semi-detached dormer bungalow is located in the sought-after area of Burton-on-Trent, on Charnwood Road. This delightful property offers spacious and flexible living across two floors, perfect for family living or those seeking a downsize.

£235,000

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Upon entering through the porch, you are welcomed by a hallway that leads to the heart of the home. The ground floor features a generously sized living room with plenty of natural light from large windows, making it a perfect space for relaxation. Adjacent to the living room is a well-designed kitchen, which features matching wall and base units, eye level electric oven, induction hob with cooker hood above, ceramic sink and drainer, plumbing for washing machine, space for fridge freezer and door to rear garden. The ground floor also hosts a double bedroom off the living room. There is a separate living room off the main hallway and kitchen, which is a versatile space and could be used as a separate sitting room, study or playroom. To finish the ground floor, the home features a modern fitted family bathroom. The bathroom has both a freestanding bath, shower enclosure, low level flush w/c and wash hand basin. Upstairs, the first floor offers two additional well-proportioned bedrooms, including a spacious master bedroom with plenty of room for wardrobes and additional storage.

Charnwood Road is situated in the heart of Burton Upon Trent, a vibrant town offering excellent local amenities, including schools, parks, and shopping centres. Transport links are superb, with easy access to the A38 and A50, making it ideal for commuters to Derby, Lichfield or further afield.

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/>

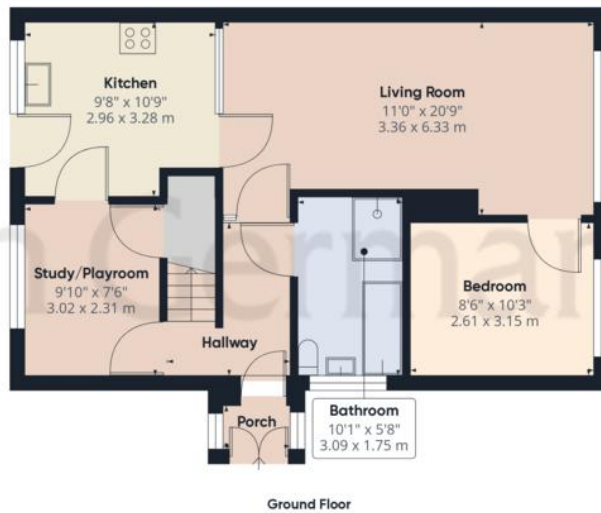
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/16102024

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.



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Approximate total area⁽¹⁾
836.35 ft²
77.7 m²

(1) Excluding balconies and terraces


Reduced headroom
----- Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 The Property
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 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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.

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