



Located in a popular area of Burton Upon Trent is this well presented semi detached dormer bungalow. Featuring a modern fitted kitchen, three bedrooms, w/c to the first floor, driveway and garage. This home is a brilliant opportunity for those looking to downsize.

£220,000



John German

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.

Sat behind a charming, low maintenance front garden with a block paved driveway, which gives off road parking for multiple vehicles. The driveway leads onto the garage, which has power and lighting throughout. The garage can also be accessed from the rear garden.

The home then opens into an entrance hallway, which gives access to the main living areas in the property and stairs leading to the first floor. The kitchen in the home has been recently fitted and is finished to a modern standard. The kitchen features matching wall and base units with worktops over, space for a freestanding cooker with gas supply, washing machine, stainless steel sink and drainer, fridge freezer and an external door leading to the rear garden. The kitchen flows seamlessly through to the dining area which is an ideal space to entertain with patio doors leading to the rear garden. Also off the kitchen is the living room, which is located at the front of the property. The living room is a good size and has an electric featured fireplace.

To the ground floor, the home also offers a double sized bedroom which has built in bedroom furniture. Alongside the bedroom is the recently fitted wet room. Being fully tiled and including a shower, w/c and wash hand basin. To the first floor, the property boasts another double sized bedroom, once again with built in furniture. As well as this, there is a separate bedroom which would make a brilliant study, with a w/c.

To finish, the rear garden is a low maintenance space, laid to patio slabs and block paving, privately enclosed to the perimeter by wooden fencing.

Agents note: This property is not registered with Land Registry

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA18022025

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⁾

1032.7 ft²

95.94 m²

Reduced headroom

10.26 ft²

0.95 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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RICS

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Ombudsman

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TRADING STANDARDS.UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

Agents' Notes

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Referral Fees

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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.

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