

Yoxall Road

Newborough, Burton-on-Trent, DE13 8SU

John
German





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£450,000

Sold with the benefit of no upward chain is this improved three bedroom semi detached property with a stunning extension providing a spacious family living/kitchen space complemented by an attractive rear garden.

Newborough is a lovely picturesque village with a good range of amenities including the Red Lion public house, Cottage Café and Newborough Primary school. It is convenient for Burton, Uttoxeter and Abbots Bromley plus being well placed for the A515, A38 and the A50. Barton under Needwood provides a further range of amenities including the renowned John Taylor High school.

The double glazed accommodation briefly comprises -

A long driveway (for at least 3 cars) has gates that lead up to the single garage and front door of the property. There is a large lawn with tree and small borders to this fore garden.

The entrance hall leads into a cosy lounge with stove whilst the other door leads into the stunning extension. Across the rear of the property is the open plan living and dining kitchen, to one side of the extension is a bespoke Shaker style kitchen providing plenty of storage complemented by contrasting worktops along with an electric Range cooker plus a central island/breakfast bar. There is plenty of space for a dining table to the centre and to the left-hand side there is a lovely living area. Velux windows and two sets of French doors let lots of light into this superb living area.

Just off the extension is a utility room and downstairs cloaks/WC plus access into the garage.

To the first floor are two double bedrooms plus a large single bedroom. The main family bathroom benefits from a modern suite including both a bath and a shower cubicle along with contemporary tiling.

The rear garden has a wide paved patio, perfect for outdoor dining beyond which is a neat lawn with mature trees and borders. There is also a shed and a sweet summer house with decked patio.

Viewing is highly recommended to appreciate the property on offer, contact us now to book yours!

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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 B

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

Our Ref: JGA/17042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1438.09 ft²

133.6 m²

(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		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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