

Outwoods Street

Burton-on-Trent, DE14 2PL

John German



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Offers Over £260,000

Offered for sale with NO ONWARD CHAIN, this charming Victorian detached home presents a fantastic opportunity to modernise and make it your own. Boasting FOUR spacious bedrooms and off-road parking to the front, it's the perfect canvas for a forever family home.

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Outwoods Street is a popular residential cul de sac in Burton On Trent, offering convenient access to a range of local amenities. For families, the area is served by reputable schools, including Burton Fields School, Shobnall Primary School. Secondary education is available at The de Ferrers Academy or Abbot Beyne School. Commuters will appreciate the excellent transport links, with easy access to the A511 and A38 roads, connecting to Burton town centre, Derby, and beyond. Public transport is readily available, with several bus routes serving the area, providing convenient connections to surrounding towns and villages.

To the front of the home, you will find a slabbed driveway which allows for off road parking. One of the standout features of this wonderful home is the rear garden. Meticulously kept by the owners, enjoying a long garden space with a variety of shrubs and planted borders. The garden enjoys a summer house and a brick built shed, steps lead to a wonderful lawned area which overlooks the canal to the rear. The garden also has an outside WC.

The home is accessed through the porchway to the front that follows onto the hallway which gives access to the main living areas of the ground floor and stairs leading to the first floor landing.

To the left of the hallway, you will find the very spacious living room. Being over 24 ft in length and having a large window to front and patio doors leading to the rear garden. Adjacent to the living room is the versatile dining room that is located in between the living room and the kitchen to the rear, enjoying a lovely seating area in the window. Following onto the kitchen, which includes matching wall and base units with worktops above, freestanding cooker with cooker hood above, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer and door leading to the rear garden.

The first floor landing leads to four generously sized bedrooms, three of which can comfortably accommodate a double bed. The bedrooms are served by a family bathroom featuring a bath with shower over and a wash hand basin, with a separate WC located conveniently next door.

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

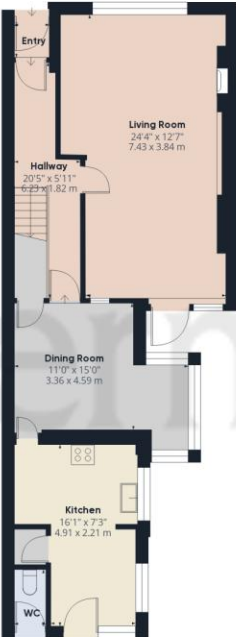
Our Ref: JGA/16042025

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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.

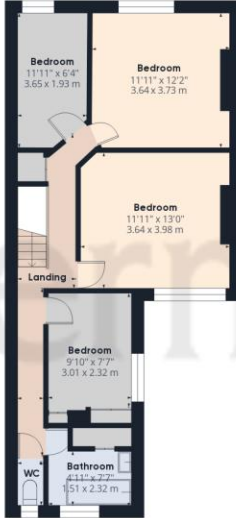






Ground Floor

Approximate total area⁽¹⁾
1369.82 ft²
127.26 m²



Floor 1

(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.



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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