

Burton Old Road East

Staffordshire, , WS14 9HU

John 
German





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Offers Over £300,000

An attractive end of terraced family home situated on the outskirts of the ever popular Boley Park within the Cathedral City of Lichfield.



John German are delighted to offer to the market this attractive three bedroom end of terraced family home located on Burton Old Road East situated on the outskirts of the ever popular Boley Park. Boley Park is a popular location for all ages within close proximity to a range of shops, a local pub and a recently refurbished Co-op supermarket. Nearby road links include the A38, A5 and M6 toll road and Lichfield is home to two train stations - City and Trent Valley.

Internally the property comprises of newly fitted composite entrance side door opening into the welcoming entrance hallway with carpeted stairs to first floor landing, herringbone effect flooring and doors off into the guest WC, living room and kitchen/diner.

The warm and welcoming living room has a UPVC double glazed window to the front aspect, both wall and ceiling light points, carpeted flooring and a fireplace with gas fire.

A separate guest cloakroom has a low level WC and wash hand basin.

Completing the ground floor is the open plan kitchen/diner with a beautiful herringbone design floor, a generous range of matching wall and base units, store cupboard, inset oven, gas hob with extractor above, a stainless steel sink with drainer along with space for a washing machine and freestanding fridge/freezer. There are both wall and ceiling light points and two windows and a door give access out to the rear garden.

Upstairs there are three bedrooms, two doubles both with fitted wardrobes and one smaller single ideal as a nursery, single bedroom or even home office that is currently being utilised as a dressing room.

The modern family shower room has a double walk in shower unit with mains shower, low level WC, wash hand basin and an obscured UPVC double glazed window to the side aspect.

Outside to the front of the property is a low maintenance stoned garden with an adjacent block paved driveway providing off road parking for two/three vehicles along with access into the garage with up and over door, power, lighting and a pitched roof space, ideal for additional storage.

To the rear of the property is the delightful private fully enclosed garden with a patio seating area and a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Parking: Drive

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: Lichfield District Council / Tax Band C

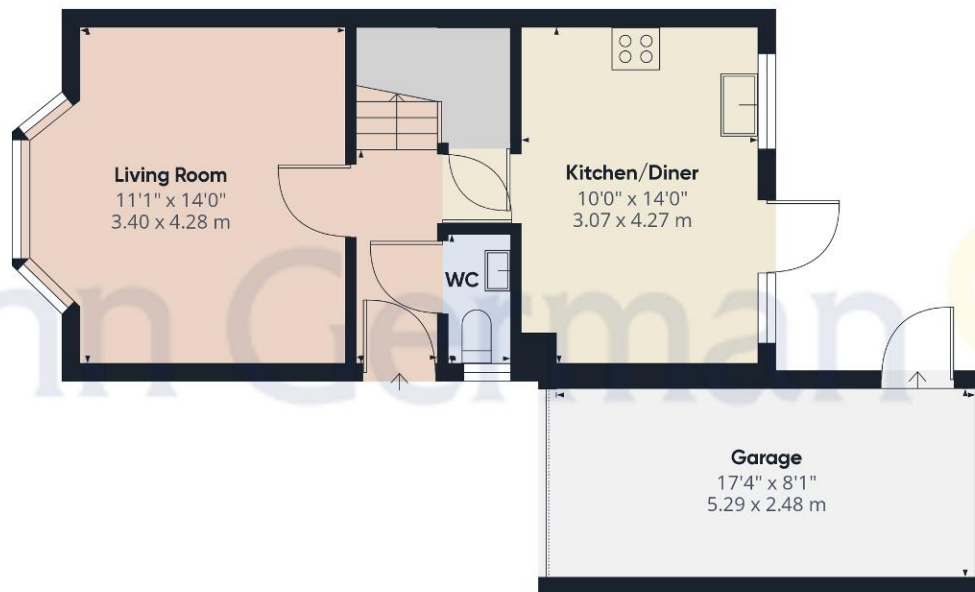
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14052024

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







Ground Floor

Approximate total area⁽¹⁾

896.13 ft²

83.25 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.

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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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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