

Bishop Lane

Burton-on-Trent, DE13 9EY

John
German





Bishop Lane

Burton-on-Trent, DE13 9EY

£350,000



Set on the sought-after King Lane development off Henhurst Hill, this spacious detached family home offers over 1,350 sq. ft. of living space. With four bedrooms, two reception rooms, and an en suite to the master, it's the ideal choice for growing families.

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Bishop Lane is situated in a desirable residential area of Burton on Trent, benefiting from a peaceful yet convenient location. Local amenities, including shops, schools, and parks, are all within easy reach, making it an ideal location for families. The property also enjoys excellent transport links, with easy access to the A38 and A50, providing routes to Derby, Lichfield, and beyond. Burton's train station is also nearby, offering further commuting options. Families will appreciate the close proximity to good schools, such as The Mosley Academy, Shobnall Primary & Nursery School, John Taylor Free School and many more.

To the front, the home enjoys a garden space which is laid to artificial lawn and a pathway leading to the front door. To the side, there is a tarmacked driveway, providing off road parking for multiple vehicles. The driveway leads onto the single garage which is accessed by up and over doors, equipped with power and lighting throughout.

As you enter the property you are greeted by a welcoming entrance hallway with tiled flooring, which allows access to all main ground floor rooms and stairs leading to the first floor landing. To the right of the hallway, the home boasts a brilliant size study. The study is very versatile and is currently used as a separate sitting room. Adjacent to the study is the downstairs w/c.

The property enjoys a seamless flow throughout with the living room opening up from the hallway and another door leading to the kitchen. The living room is a fantastic size, spanning the entire length of the home, with dual aspect windows to the front and rear.

The kitchen is located at the rear of the property and is one of the standout features of the home. Being a good enough size to host a good size dining table and featuring matching wall and base units, eye level oven, gas hob with cooker hood above, stainless steel sink and drainer, integrated dishwasher, fridge and freezer plus patio doors and door leading to utility room. The utility room has a door leading to the side of the property with sink and drainer and an integrated washing machine.

To the first-floor landing, this property offers four generous sized bedrooms which are all presented to a good standard. The large master bedroom comes with built in wardrobes and an en suite. The en suite is fitted with a shower enclosure, low level flush WC and wash hand basin.

The rear garden is mainly laid to lawn and privately enclosed to the perimeter. To finish, the home has a convenient gate to the back which takes you to the driveway.

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: 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 E

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

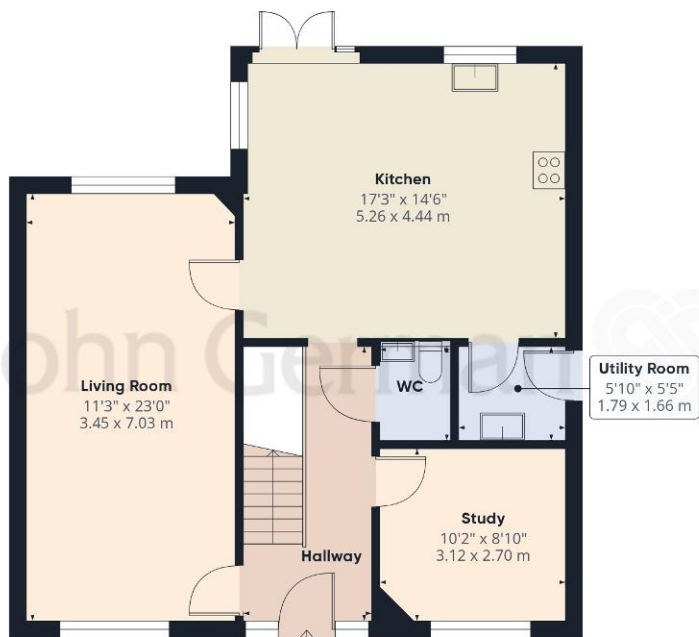
Our Ref: JGA/28072025

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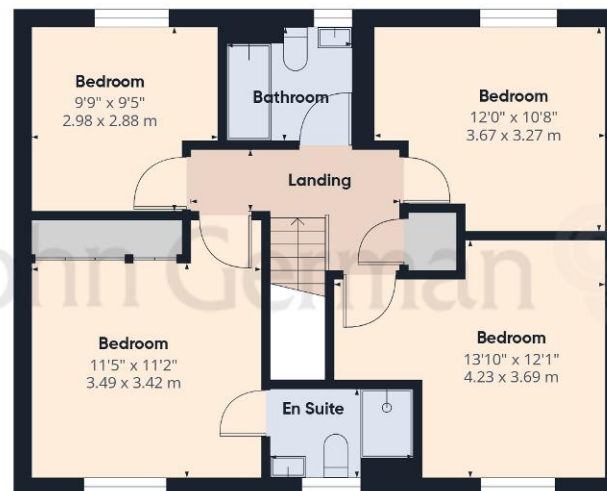
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



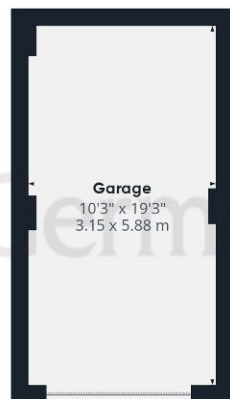




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1575 ft²

146.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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