

Ashby Road

Burton-on-Trent, DE15 0LQ

John German





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£300,000

**A charming extended 1930s semi-detached home on
Ashby Road, Burton-on-Trent — full of character,
generous living space and move-in ready condition.**

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This traditional bay-fronted property offers excellent kerb appeal and a warm welcome from the moment you step inside. The entrance porch is ideal for coats and shoes, leading into a spacious hallway where original 1930s tiled flooring sets the tone for the home's period charm. The property has been extended to the rear, creating increased ground-floor living space and enhancing the versatility of the layout.

To the front sits the first reception room, a cosy living space featuring a large bay window and a log burner - perfect for relaxed evenings. The second reception room spans the extended length of the house and is currently arranged as a living/dining room. It offers ample space for sofas around a feature fireplace, while the dining area comfortably accommodates a family table and benefits from sliding doors opening out to the garden. The extended kitchen sits just off the dining space and includes a range of wall and base units, tiled splashbacks, generous worktop space, extractor fan and space for appliances. Its L-shaped layout is complemented by an additional run of units opposite, ideal for extra storage or appliances. A useful under-stairs cupboard provides further household storage.

Upstairs, the family bathroom has been recently renovated and finished to a high standard. It features a modern shower cubicle, freestanding bathtub, WC and wash basin, all enhanced by matching wall and floor tiles that create a bright, contemporary feel.

There are two excellent double bedrooms: the front bedroom enjoys a bay window and both larger bedrooms retain their original feature fireplaces, adding even more character. The rear double overlooks the garden, while the third bedroom is a well-proportioned single - ideal as a child's room, study or hobby space.

Outside, the rear garden begins with a patio area framed by original brickwork and steps rising to a generous lawn bordered by mature shrubs and planting. It's a private and established space, perfect for families or keen gardeners. To the front, a spacious driveway provides off-road parking for multiple vehicles and leads to a detached garage suitable for car storage, general storage or use as a workshop.

Ashby Road is one of Burton's well-regarded residential routes, offering excellent access to local amenities and transport links. Nearby you'll find supermarkets, independent shops, cafés and eateries, as well as highly regarded primary and secondary schools. Burton town centre is only a short drive away, providing further retail, leisure and entertainment options. This location is ideal for commuters, with quick access to the A38 for routes toward Derby, Lichfield and the wider Midlands. Burton-on-Trent railway station offers regular direct services to Birmingham, Derby and beyond. For outdoor enjoyment, residents benefit from nearby parks, walking routes and the scenic Stapenhill Gardens along the River Trent.

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: Off road parking & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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/>

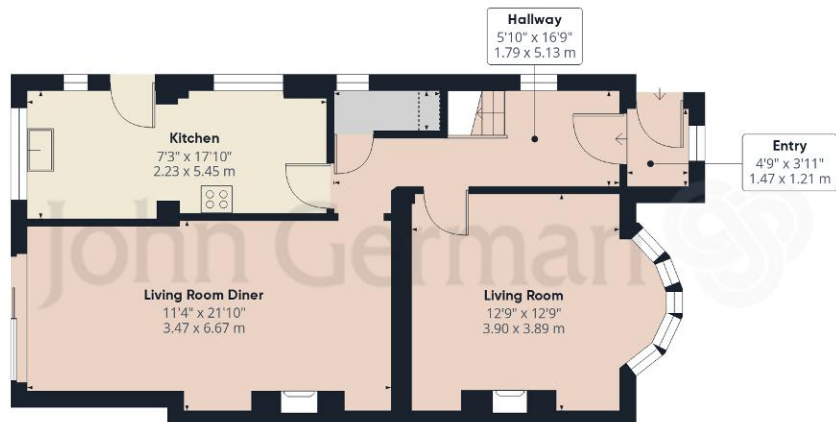
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

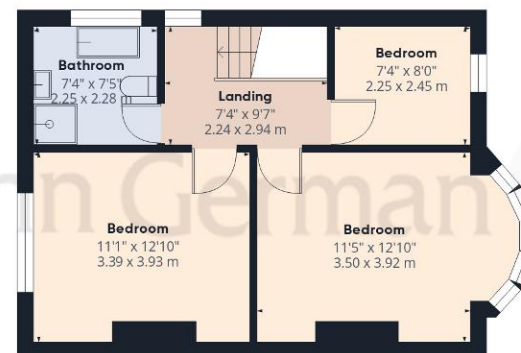
Our Ref: JGA/12112025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1299 ft²

120.9 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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.

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		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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