



John German



Built by Cameron Homes in 2021, this stylish end terrace detached home is ideal for first-time buyers. Immaculately presented throughout, it offers modern living with an en suite to the master bedroom, off-road parking, and a host of attractive features.

Offers over £250,000

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Built by Cameron Homes in 2021 on the popular Lawnswood development in Tatenhill is this impressive, end terrace home on Greenways Road that would make an ideal first home, investment, family home or downsize. The home is well placed for local amenities, commuter links and schooling. Nearby, Burton town centre provides a comprehensive range of shops, supermarkets, cafes, and restaurants. Families will appreciate the excellent schooling options in the area. Tatenhill is within the catchment of several highly regarded primary and secondary schools, including John Taylor Free School, John Taylor High School and Rykneld Primary School. For commuters Greenways Road offers superb connectivity. The nearby A38 provides quick access to key regional hubs, including Derby, Lichfield, and Birmingham. Rail links from Burton upon Trent station connect you to major cities such as Nottingham and Birmingham.

The home is set back from Greenways Road with off road parking for two vehicles on the front driveway. A pathway gives side access to the rear garden.

The entrance hallway has stairs leading to the first floor and gives access to the living room, downstairs WC and open plan kitchen/diner. At the front of the home, you'll find the wonderfully decorated living room, with a window to front and plenty of space for living room furniture. The spacious open plan dining kitchen is located at the rear of the property and features matching wall and base units, base level electric oven, gas hob with cooker hood above, plumbing for washing machine, space for fridge freezer and dining table, with patio doors leading to the rear garden.

To the first floor landing there are three bedrooms, two of which can take a double bed with other bedroom furniture. The master bedroom is the pick of the three bedrooms, with built in wardrobes and access to its own ensuite that has a shower enclosure, WC and wash hand basin. The other two bedrooms share a family bathroom which features a bath with mixer taps, WC and wash hand basin.

The rear garden is privately enclosed by wooden fencing to the perimeter. Mainly laid to lawn with shed storage and a patio area which is perfect for outdoor furniture.

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 C

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

Our Ref: JGA/17072025

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.



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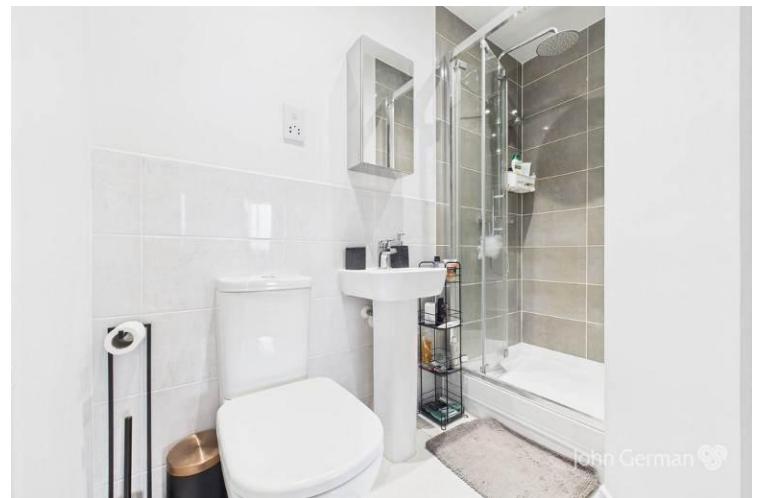
Approximate total area⁽¹⁾
729 ft²
67.7 m²



(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

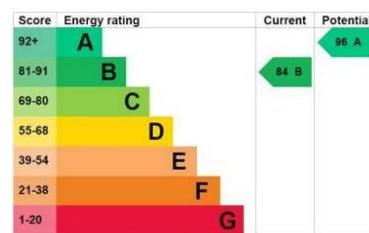
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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 The Property Ombudsman

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