



John German



This well-presented three-bedroom mid-terraced home offers versatile living space and a generous rear garden, making it ideal for families or first-time buyers.

£190,000

John German

Upon entering through the hallway, you are welcomed into the first reception room, currently used as a cosy snug.

To the rear, the second reception room serves as a spacious living/dining area, featuring French doors that open directly onto the garden. From here, you access the L-shaped kitchen, fitted with wall and base units, oven with gas hob and extractor, and space for appliances including a washing machine and fridge-freezer. A window provides a pleasant outlook over the garden.

Completing the ground floor is a convenient downstairs W/C located off the hallway near the front entrance.

Upstairs, the accommodation comprises three bedrooms. The single bedroom works equally well as a study, nursery, or guest room, while the master bedroom offers ample space for a double bed and additional furnishings, with views over the rear garden. The second double bedroom is also generously sized.

Completing the first floor is the family bathroom, fitted with a bath and shower over, separate shower cubicle, WC, and wash basin.

Externally, the property benefits from a lengthy rear garden, with a patio area leading onto a lawn, and an additional section at the far end featuring raised borders and further patio space. To the front, a large driveway provides off-road parking for up to four vehicles.

The property is ideally located in Burton-on-Trent, a popular market town offering a wide range of amenities including shops, supermarkets, schools, and leisure facilities. Excellent transport links are available with nearby access to the A38 and A444, providing easy routes to Derby, Lichfield, and beyond, making it a great choice for commuters as well as families.

**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:** 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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08092025

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.







John German 



#### Agents' Notes

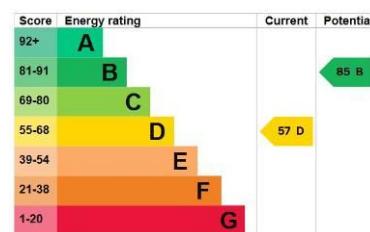
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.















John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**