

Main Street

Tatenhill, Burton-on-Trent, DE13 9SG



This charming three-bedroom end-terraced cottage, believed to date back to the 19th century, offers a wonderful blend of characterful period features and practical modern living. Situated on Main Street in the highly regarded village of Tatenhill, the property enjoys a desirable semi-rural setting with open countryside views to the rear, while still being conveniently placed for nearby towns and amenities.

Guide Price £295,000

John German 

Upon entering the property, you are welcomed into the front reception room, a cosy and characterful space featuring exposed ceiling beams and a log-burning stove, creating a warm and inviting atmosphere ideal for relaxing evenings. Leading through, the second reception room serves as a well-proportioned dining room, again benefitting from attractive exposed beams which enhance the cottage's charm. Within this room is a useful recessed nook, perfectly suited as a study area or home workspace, making excellent use of the space.

Beyond the dining room is the inner hallway, which benefits from Velux windows overhead, allowing an abundance of natural light to filter through the centre of the home. From here you access the kitchen, which is fitted with a range of wall and base units and offers space for appliances including a fridge, washing machine and dishwasher. The kitchen also features a double sink, double oven, induction hob, and extractor fan, providing a practical and functional cooking space.

From the inner hallway there is a second hallway providing access to the side door leading out to the garden, as well as the ground floor family bathroom, which comprises a bath with shower over, WC and hand wash basin.

To the first floor, the property offers three well-proportioned bedrooms. The third bedroom is a versatile room which would work perfectly as a single bedroom, home office, study, or hobby room. The second bedroom is a comfortable double room and benefits from its own en-suite shower room, comprising a shower cubicle, WC and hand wash basin. Completing the accommodation is the main bedroom, a spacious double featuring doors opening directly onto a terrace, where delightful views can be enjoyed overlooking the rear garden and the open fields beyond.

Externally, the property continues to impress. To the front, there is a low-maintenance brick and paved garden, with neighbouring properties having converted similar areas into off-road parking (subject to the necessary planning permissions/consents).

To the rear, the property benefits from a detached garage as well as useful outbuildings attached to the house, ideal for log storage or general garden storage. The rear garden itself is generously sized for a cottage, featuring a large patio area perfect for outdoor seating and entertaining, with the remainder mainly laid to lawn. The garden backs onto open fields, providing a pleasant and peaceful outlook. The property is ideally positioned within the popular village of Tatenhill, which offers a welcoming community atmosphere along with local amenities including a village shop, pub and primary schooling. The nearby market town of Burton upon Trent provides a wider range of shops, supermarkets, restaurants and leisure

facilities. The area is also well regarded for its schooling options, with a selection of primary and secondary schools within easy reach.

For commuters, the location offers good access to surrounding centres including Derby, Lichfield, and Birmingham, while the surrounding Staffordshire countryside provides excellent opportunities for walking, cycling and outdoor recreation.

Agents notes: No. 3 has a pedestrian right of way over a passage.

Some structures and services are shared with No. 2.

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: On Street **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA10032026

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



John German

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

01283 512244

burton@johngerman.co.uk

Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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