

# Blakeholme Court

Burton-on-Trent, Staffordshire, DE14 2NZ

John  
German









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£167,950

A fantastic three storey town house offering a superb family home with accommodation highlights including an impressive dining kitchen, utility guest cloakroom, lounge with French window, three bedrooms including master with en-suite and allocated parking.



This three-storey town house offers a fantastic first time buy or ideal family home with accommodation arranged over three floors with highlights including dining kitchen, first floor lounge and master bedroom with en-suite shower room. Set in a handy location with the town centre just a short drive away, together with a Sainsbury's local within walking distance and excellent access to the A38, A50 and beyond.

The house is well presented throughout, with a double-glazed front entrance door opening into the hall with staircase off to the first floor and door into the highlight of the house which is an open plan dining kitchen with aspect to both front and rear. The kitchen area is equipped with a range of both base and eye level units; gloss finished in black with work surfaces over, integrated oven, hob and extractor with space for further appliances, sink and drain unit, ample space for dining table and chairs, as well as room for a sofa making this an ideal place to socialise and entertain. There are window framing views to front and a useful under stairs storage cupboard and French doors out to the rear garden. Off the kitchen, there is also a useful utility with additional appliance space and guest cloakroom with WC and wash hand basin completing the ground floor accommodation.

To the first floor, a light and spacious landing has a staircase off to the second floor and doors leading off to an 'L-Shaped' lounge with window to rear and third bedroom which is currently used as an office/dressing room with window framing views to the second floor. The master bedroom is a double with an en-suite shower room with a suite comprising a shower cubicle, pedestal wash hand basin and WC. Bedroom two has the benefit of a built-in wardrobe and airing cupboard providing further storage as well as a well-appointed family bathroom with panelled bath, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a paved terrace, gravelled area at the top of the garden and gate leading out to the parking area which has parking for two vehicles along with shared access with other neighbouring properties.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

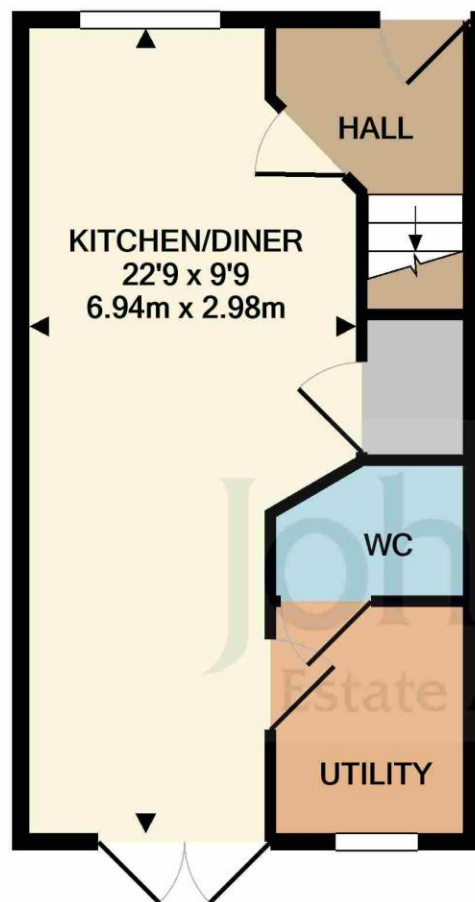
**Our Ref:** JGA/16032020

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

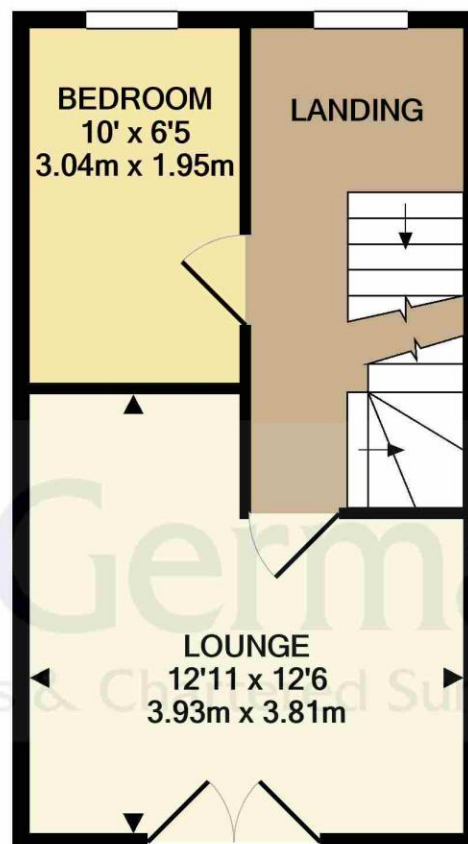




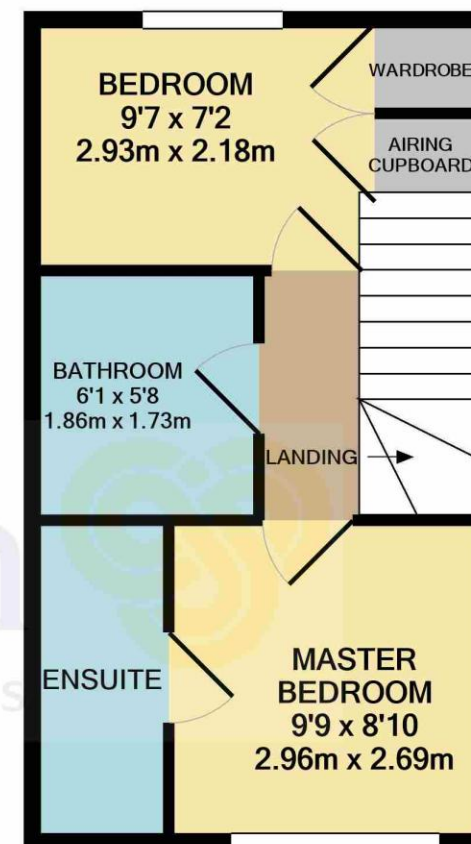




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Burton upon Trent | Derby | East Leake | Lichfield  
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