

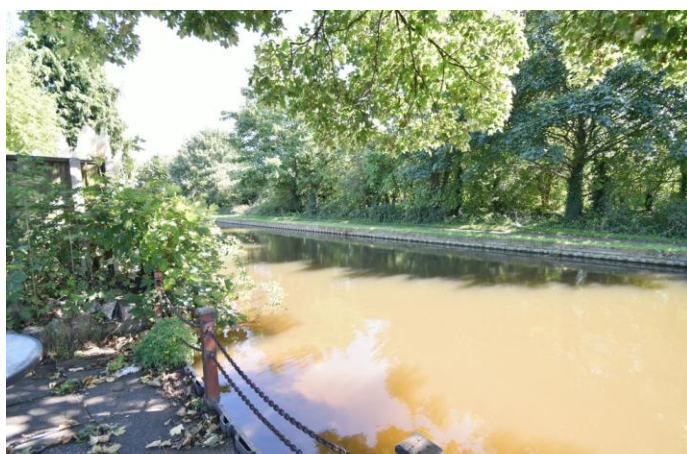
Outwoods Street

Burton-on-Trent, Staffordshire, DE14 2PL



Attractive bay fronted Victorian home offering good sized accommodation with further potential and long rear garden running down to the canal. Vacant possession.

£185,000



John German 

A major feature of this delightful property has to be the long rear garden with canal to the rear. The house offers good sized family accommodation and retains a number of period features.

A porch opens to the reception hall that has a Minton tiled floor, stairs to first floor and a useful under stairs cupboard.

To the front is a lounge which has a deep bay window, period coving and a contemporary style fireplace housing a pebble effect electric fire.

To the rear is a dining room which has a double-glazed window framing views over the garden, period coving and again a contemporary fireplace housing a living flame pebble effect gas fire together with laminate flooring.

There is a good-sized kitchen fitted with a range of base and eye level units in white with working surfaces, ample space for various appliances including plumbing for an automatic washing machine and cooker points. Spotlights set into the recessed ceiling, tiled floor and a door opening to a rear hallway with useful store/potential cloakroom off and an aluminium framed greenhouse lean-to.

To the first floor is a very spacious landing with balustrading and doors leading off to the master bedroom which is a generous double having windows to the rear, double sized bedroom two, two further single bedrooms and a fitted shower room.

A dropped kerb with paved frontage allows off road parking and a side shared pedestrian entry leads to the long enclosed rear garden that has a paved patio area, lawns with borders and mature trees, and greenhouse. The garden runs down to the canal where there is timber staging allowing views straight onto the canal.

Note: Buyers should note the bottom section of the garden is leased from the River and Canal Waterways Trust at a current cost of around £140 per annum. The lease can be taken over by purchasers subject to negotiation or application.

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. Broadband services are available.

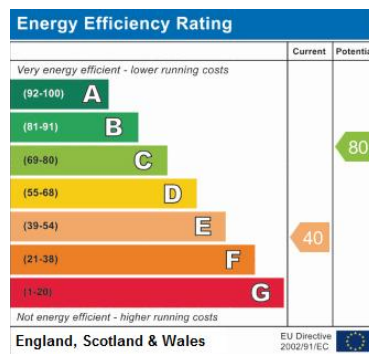
Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

Our Ref: JGA/09092020

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







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

01283 512244
burton@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent