

Outwoods Street

Burton-on-Trent, DE14 2PL

John German





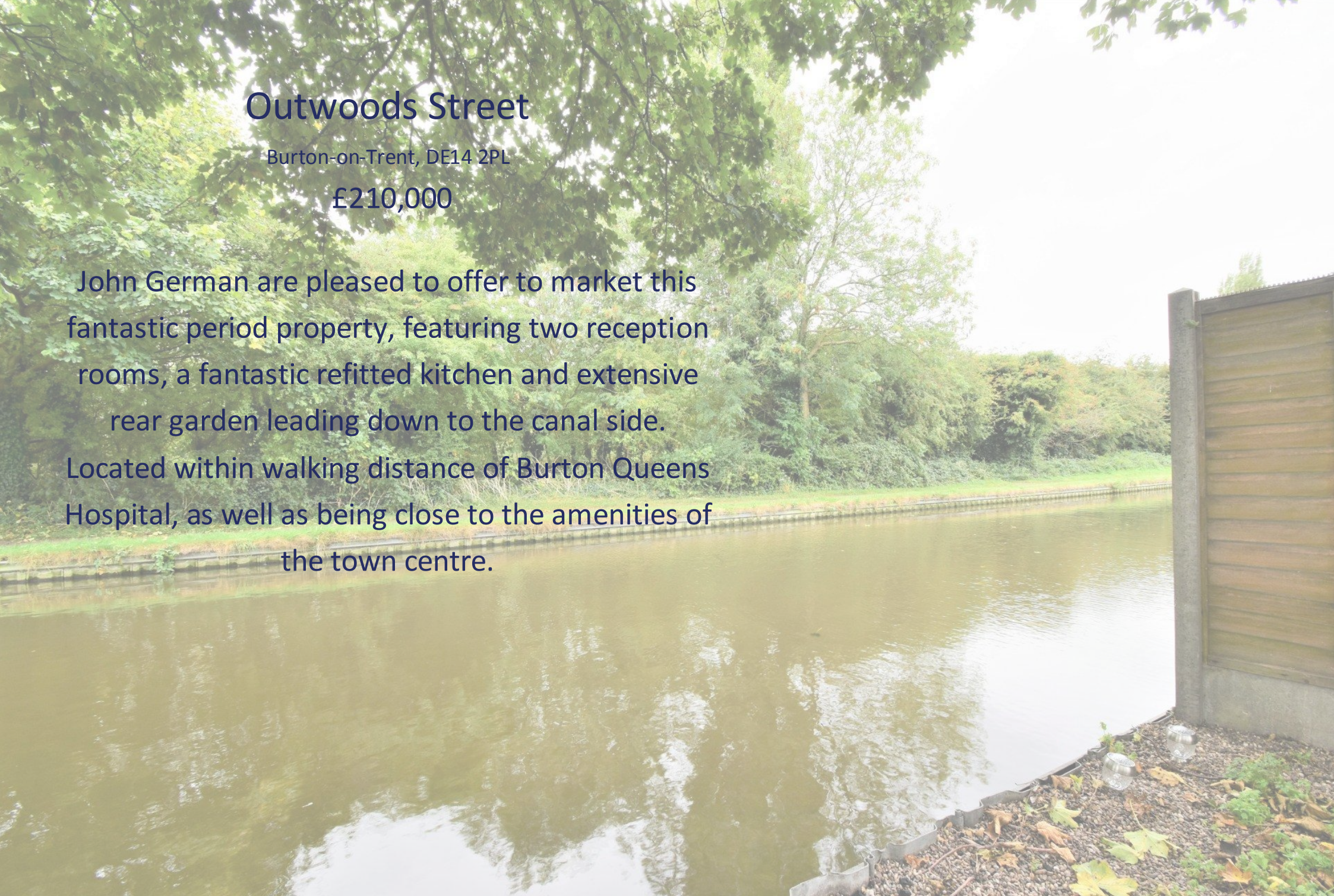
Outwoods Street

Burton-on-Trent, DE14 2PL

£210,000

John German are pleased to offer to market this fantastic period property, featuring two reception rooms, a fantastic refitted kitchen and extensive rear garden leading down to the canal side.

Located within walking distance of Burton Queens Hospital, as well as being close to the amenities of the town centre.



Surrounded by other period properties, this superb traditional and spacious family home enjoys a generous plot with an extensive rear garden leading down to the canal, combining a host of character features with modern living, this property offers fantastic scope as a family home.

The front entrance door leads through to the main hallway, with access given in to the living room at the front, as well as opening out in to the dining room, with stairs rising to the first floor. The main lounge is a fantastic size, with double glazed bay window to the front aspect, characterful coving to the ceiling and log burner providing a focal point to the room.

With stairs rising to the first floor, the dining room is again a great size featuring a double doors opening out, providing views over the rear garden, as well as a feature gas fire with characterful tiled surround, with further coving to the ceiling. Under the stairs is a useful downstairs cloakroom, with low level WC and hand wash basin.

An open archway leads through to the refitted kitchen, which is appointed with a range of both wall mounted and base level units with work surfaces over, breakfast bar and appliance space for a range cooker, integrated overhead extractor, ceramic sink and drainer unit with mixer tap, and further appliance space for a large American style fridge/freezer. There are two double glazed windows, one to the side and the other to the rear, with an external door giving access out.

Upstairs, the split level landing gives access to the four well proportioned bedrooms, with bedroom one being a generous double, having a double glazed window to the front aspect. Bedroom two is again a very good sized double, with a double glazed window enjoying views over the rear garden. The family bathroom is tiled and has a white suite comprised of panelled bath with shower over, low level dual flush WC and pedestal hand wash basin.

Outside, the property enjoys an extensive rear garden, with patio to the immediate rear and steps leading down to the lawn, which continues down to the canal side, offering fantastic views.

Notes:
Eight solar panels are fitted to the roof of the property, these are available by separate negotiation. It is understood the land fronting the canal is owned by British Waterways.

Floorplan is currently being amended – the windows to the dining room are actually double doors

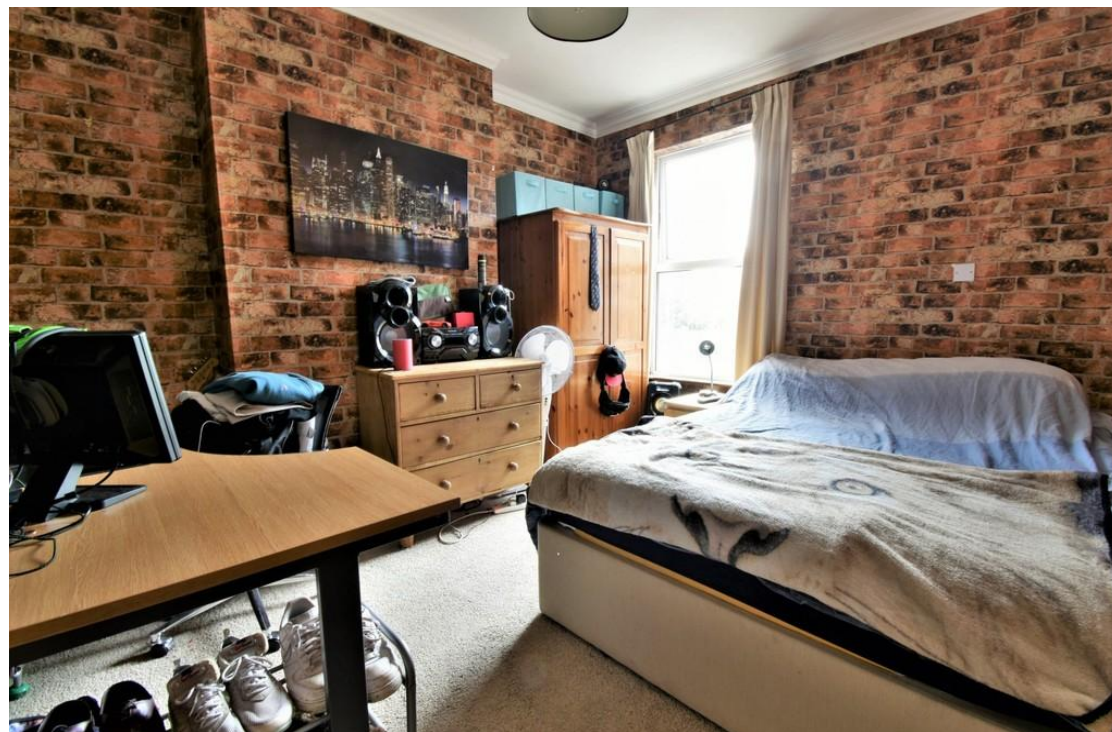
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/06102020







GROUND FLOOR



1ST 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

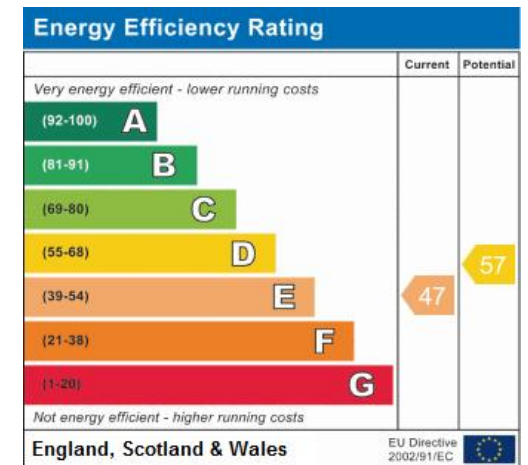
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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