

Lower Outwoods Road

Burton-on-Trent, DE13 0QX



Situated within walking distance of Burton Queens Hospital, as well being close to a host of other local amenities, this fantastic and spacious detached family home is well presented and offered to market with no upward chain.

Guide Price £180,000

John German

John German are pleased to offer to market this well presented detached family home, offered with no upward chain and benefiting from ample off street parking as well as a detached single garage.

A front entrance door leads into the spacious hallway, with stairs rising to the first floor with useful storage cupboard under, and doors to the lounge/diner and kitchen.

The lounge/diner enjoys dual aspect with double glazed window to the front and rear, two central heating radiators and feature exposed brick fireplace.

Continuing through, the kitchen is appointed with a range of wall mounted and base level units, with work surfaces over and tiled splashbacks to the walls, there is an integrated oven, gas hob and overhead extractor as well as a one and a half bowl stainless steel sink and drainer unit, further appliance space and double glazed windows to the side and rear aspect with external door giving access out.

Upstairs, the stairs open out onto the spacious landing, with doors off to the three well-proportioned bedrooms, bathroom and WC.

The bathroom is tiled and appointed with white panelled bath and pedestal hand wash basin, with the WC located in a separate adjacent room.

Both bedrooms one and two are generous doubles, with double glazed windows to the front and rear respectively. The third bedroom is a functional single, also offering the potential for use as a study if required.

Outside, there is a good-sized rear garden, predominantly laid to lawn with attractive borders. Gated side access leads to the detached single garage, with up and over garage door.

To the front, the tarmac drive provides ample off-road parking.

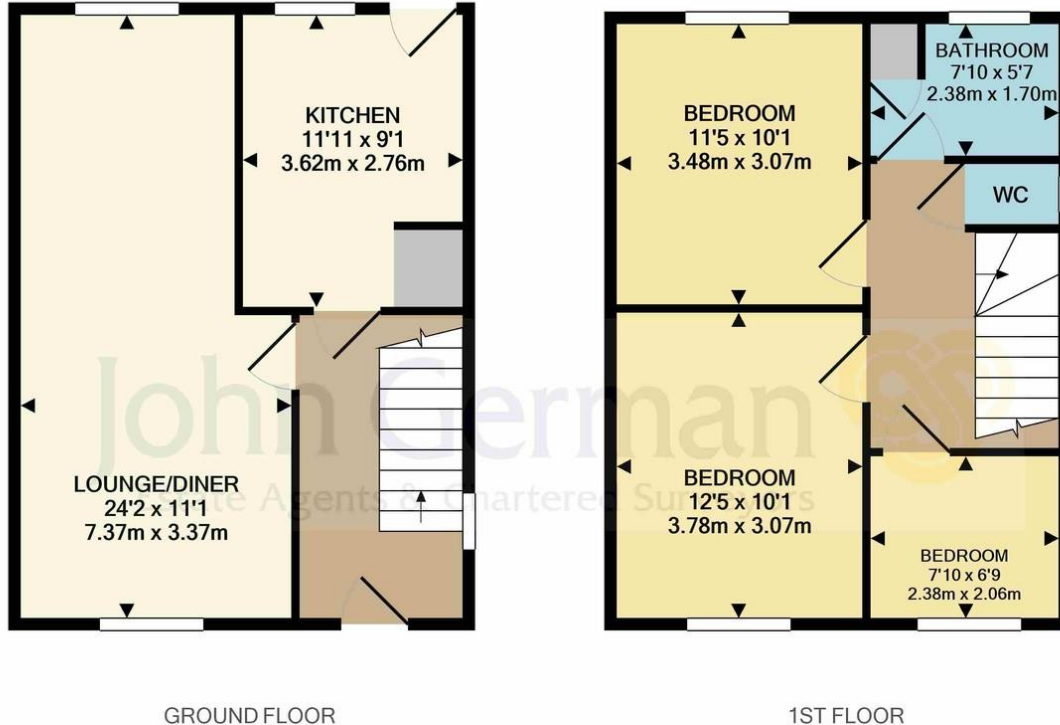
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

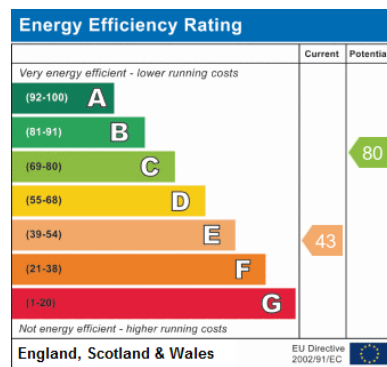
Our Ref: JGA/09102020

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



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
Made with Metropix ©2020





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