

Shobnall Road

Burton-on-Trent, Staffordshire, DE14 2BD



This traditional mid terraced property has been generously extended to create a spacious family home, with four bedrooms, two reception rooms, utility and private rear garden. Viewing is strongly advised to appreciate the scope of the accommodation on offer.

Guide Price £139,950



John German

Situated on the outskirts of Burton, this superb and spacious traditional terraced property enjoys four well-proportioned double bedrooms, with two downstairs reception rooms and kitchen leading through to a separate utility area.

With front entrance door opening into the tastefully decorated lounge, there is a double glazed bay window to the front aspect, spot lights to the ceiling and central heating radiator.

A door leads through to the inner hallway, with stairs rising to the first floor and further door into the dining room, another great space with double glazed window to the rear aspect, useful understairs storage cupboard and access in to the kitchen.

Smartly appointed with a range of both eye level and base units, with work surfaces over, the kitchen also has a range of integrated appliances including oven, gas hob with overhead extractor and tiled splashback, sink and drainer unit with mixer tap. There is also further appliance space for a fridge/freezer and dishwasher.

To the rear of the kitchen, the rear entrance hall has external door to the rear garden, storage cupboard and access into the utility which features an additional sink and drainer unit, as well as plumbing and appliance space for a washing machine and dryer. A double-glazed window to the rear gives views into the rear garden.

Upstairs, the first-floor landing has doors off to three of the four double bedrooms, and family bathroom.

All three of the bedrooms are generous doubles and well proportioned, having double glazed windows and central heating radiators.

The family bathroom is part tiled and has a white suite comprising panelled bath with built in overhead shower, low level dual flush wc and pedestal hand wash basin with mixer tap.

To the second floor, the loft has been converted to create a fantastic master bedroom, a large double with spotlights to the ceiling, central heating radiator and double glazed window providing views out to the rear.

Outside, the property enjoys a private rear garden, predominantly laid to lawn with a patio to the immediate rear, and fenced borders. Gated side access is shared with the neighbouring property.

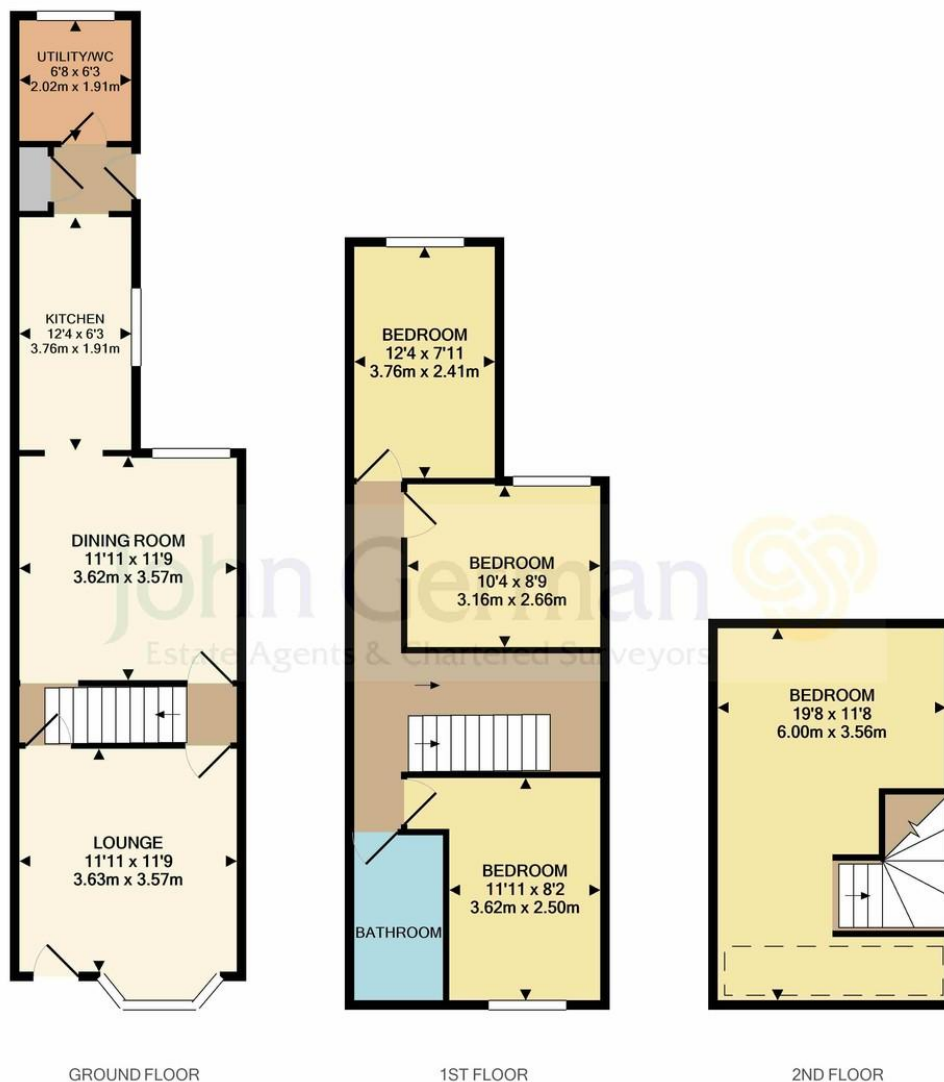
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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
www.eaststaffs.gov.uk

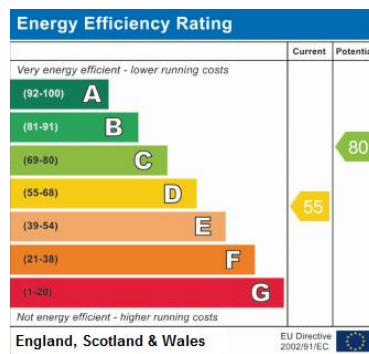
Our Ref: JGA/26102020

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



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