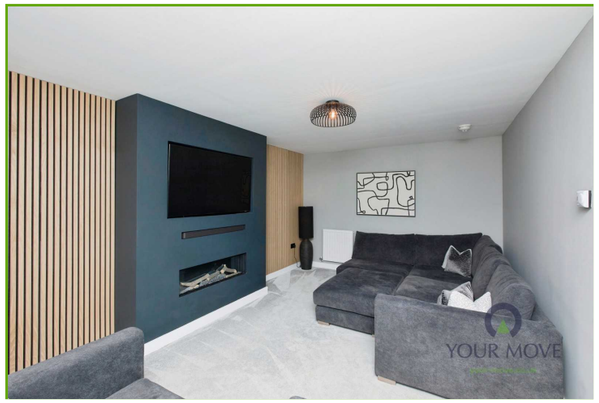
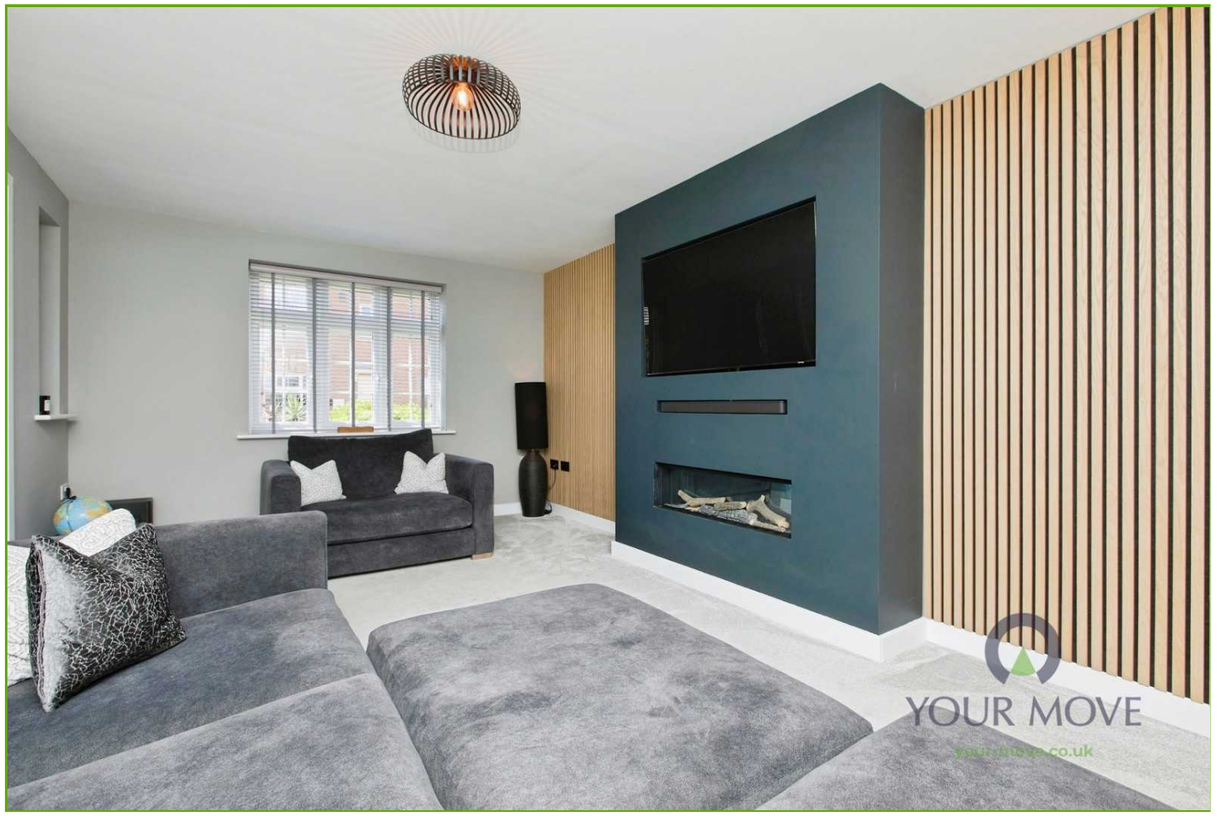
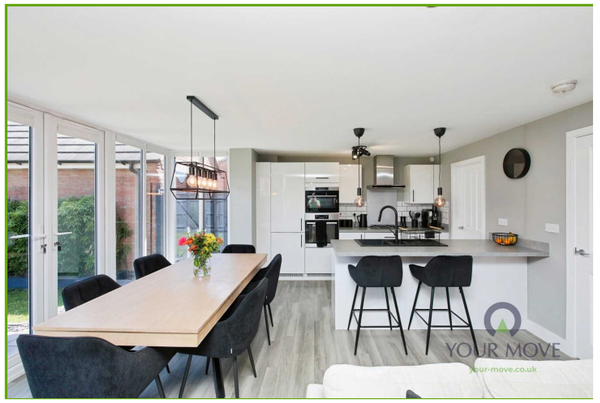


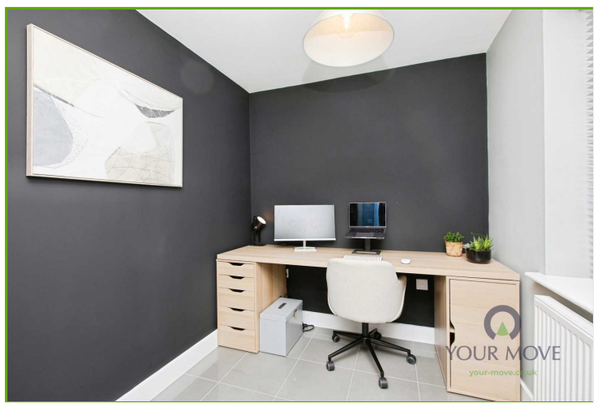














Reservoir Road, Burton-on-Trent,
Staffordshire, DE14

Asking Price: £425,000

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Reservoir Road, Burton-on-Trent, Staffordshire, DE14

Asking Price: £425,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Immaculately presented four-bedroom detached family home in a sought-after area of Burton-on-Trent, featuring a bright open-plan kitchen/living space with island, two bathrooms plus en-suite, garden, single garage, and excellent access to schools, green spaces, local amenities and rail links to Birmingham and Derby.

Description
Take a look at this stunning detached 4-bedroom house in Burton-on-Trent, Staffordshire, presented in immaculate condition with an EPC rating of B and Council Tax band E. Ideal for families, the heart of the home is the open-plan kitchen with island, generous natural light, dining space and lounge area, creating a sociable everyday living space.
There are two bathrooms, including one with a separate shower, plus an en-suite double bedroom and a further three double bedroom. Outside, you'll find a beautifully landscaped garden and the benefit of a single garage. Located in a sought-after part of Burton-on-Trent, the property is well placed for nearby schools and green spaces, including access to local parks along the River Trent. Burton-on-Trent railway station offers services to Birmingham New Street in around 30–35 minutes and Derby in about 10–15 minutes, making commuting straightforward. Local shops, cafés and everyday amenities are within easy reach.

Entrance Hall

Study
8`9 x 6`9

Lounge
17`3 x10`11

Cloakroom WC

Living Kitchen Diner
26`11 x 10`4

Utilty Room
5`9 x 5`3

First Floor Landing

Bedroom One
11`0 x 10`0

En Suite Shower WC
7`8 x 4`7

Bedroom Two
12`10 x 8`9

Bedroom Three
11`3 x 8`6

Bedroom Four
9`9 x 8`10

Bathroom WC
8`10 x 6`6

Garage

Garden

Freehold

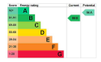
Council Tax Band
E East Staffs

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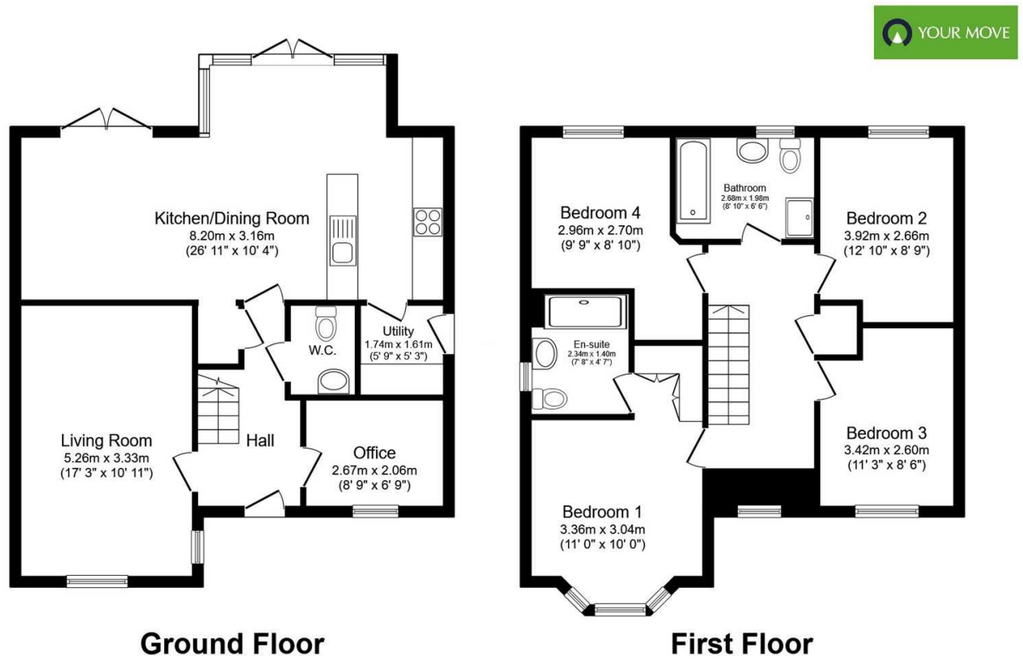
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 132.2 sq.m. (1,423 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.