Main Road

Anslow, DE13 9QD

John German




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£410,000

This individually designed & built 1628 ft bungalow is set on a wonderful generous garden plot in a lovely village centre position. Highlights include a hall, substantial lounge, dining room & breakfast kitchen, lean to conservatory, 2 very large bedrooms, bathroom, beautiful gardens to front and rear, drive and garage.

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This superb individually designed and built detached bungalow is set in the lovely village of Anslow with countryside surroundings, a popular village pub and primary school, being well situated for Burton on Trent, Uttoxeter, Derby, Lichfield and beyond.

Set behind a large established front garden well back from the road with a shared opening with one neighbour to a good expanse of driveway leading to the garage.

The front door opens into a welcoming hall with doors leading off and hatch access to a large loft.

The impressive lounge is a very spacious room with a bow window framing views to front, a fireplace adding a focal point and double doors connect to the dining room.

The breakfast kitchen is well appointed with a range of base and eye level units, work surfaces, space for appliances and a breakfast bar set below a large window framing garden views. A door gives access to a good size lean to conservatory with garden views, a useful utility area along with a door to a store which also gives internal access to the garage that has an electric up and over door.

There are two substantial bedrooms, the master enjoys garden views and has fitted wardrobes and a courtesy door to the bathroom. Bedroom two is also an impressive spacious bedroom with views to front. The generously sized bathroom is fitted with a suite comprising fitted vanity units with a basin, corner bath and wc and a useful airing cupboard.

The spacious rear garden is a particular highlight of the home with shaped lawns, a paved terrace with pergola over along with a shed in the corner of the garden, perfect for those wanting plenty of outdoor space.

Standing on a superb garden plot and with 1629 ft of accommodation, this bungalow is comfortable enough to move into with plenty of potential to modernise in your own style.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
Property construction: Standard
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type:
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/22062026



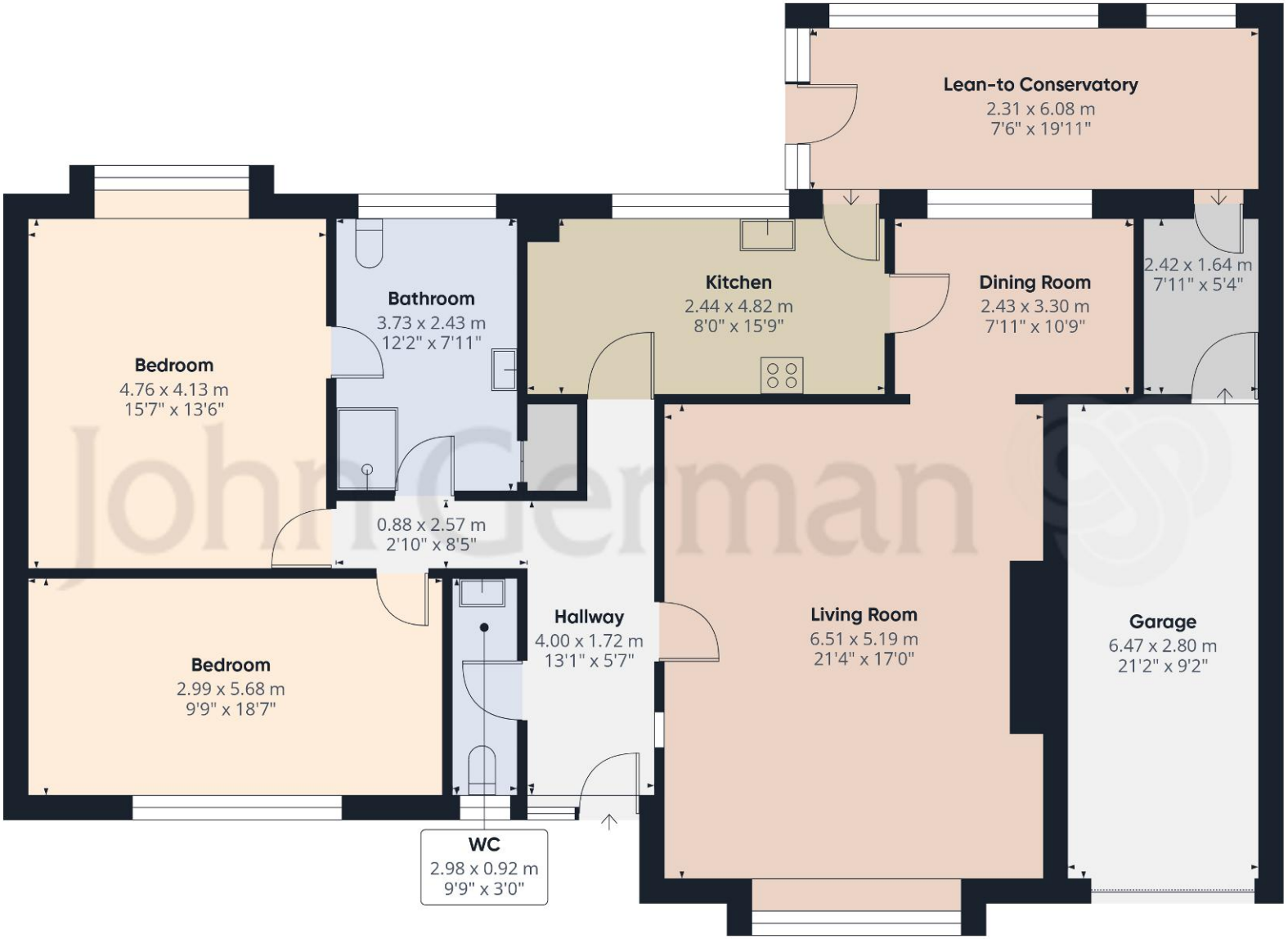



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Approximate total area(1)

151.3 m²

1628 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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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Burton upon Trent | Derby | East Leake | Lichfield
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