

Birches Close

Stretton, Burton-on-Trent, DE13 0EY



Offering a fantastic first time buy or investment is this superbly presented semi detached home in a popular location with highlights including lounge with wood flooring, lovely dining kitchen, 2 good sized bedrooms, family bathroom and driveway.

Offers over £185,000

John German 

Situated off the popular Britannia Drive estate that is handy for the centre of Stretton where there are a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

Set behind a front lawned garden with side driveway providing off road parking. The entrance door opens into the hall where stairs rise to the first floor and a door opens into a good sized lounge with wood flooring and window overlooking the front. A door opens into the lovely dining kitchen that extends to the full width of the home having a modern range of gloss units with contrasting worktops, integrated oven, hob and extractor fan. There is space for further appliances, a useful understairs cupboard and from the dining area, French doors open to the rear garden.

To the first floor the master bedroom is a generous double sized room and bedroom two has the benefit of a built in wardrobe. These are served by a superb modern bathroom having a white suite including bath with shower and screen over, WC, wash basin set into a storage unit and partially tiled walls.

To the rear is a lovely established garden with paved patio, shaped lawns and a further seating area at the bottom of the garden surrounded by planted beds and borders. Gated access leads to the driveway.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

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 B

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042024

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Ground Floor



Floor 1

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Approximate total area[®]
576.84 ft²
53.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244
burton@johngerman.co.uk

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