# Birches Close Stretton, Burton-on-Trent, DE13 0EY







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



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 drive way 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 modem 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 bed 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 the mselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

**Useful Websites:** 

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

Our Ref: JGA/09042024

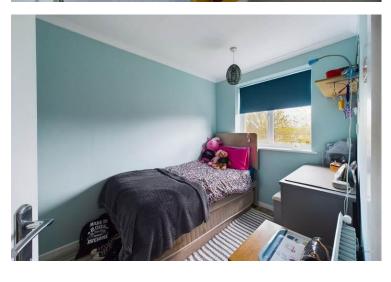
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