

Bitham Lane

Stretton, Burton-on-Trent, DE13 0HA

John
German





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£340,000

A traditional detached home on a lovely garden plot, ready to modernise and improve in your own style. Offering plenty of scope and potential with two reception rooms, kitchen, guest cloakroom, three good size bedrooms, family bathroom, good size drive and large detached garage with workshop to rear. No upward chain.



Situated in a lovely non estate location on Bitham Lane, handy for schools for all ages together with being in close proximity to the village centre of Stretton where there are a wide range of shops, amenities and facilities on offer, is this superb detached home, ready for somebody to modernise in their own style.

Standing on a lovely garden plot behind a good expanse of front garden with a block paved driveway providing ample off road parking, with double side gates leading to further parking and a detached garage to rear with an up and over front entrance door, together with a useful workshop area to rear, making this a perfect space for car enthusiasts.

The house itself offers a fantastic family home with plenty of scope and potential to improve, with a front entrance door opening into the porch, with stained glass doors opening through into the entrance hallway. Staircase rising to the first floor and doors leading off.

To the right is a useful cloaks/storage cupboard and a guest WC with close coupled WC and wash hand basin.

Further along the hallway is a door into a very good size dual aspect lounge with bay window framing views to front, window to side and fireplace providing the focal point.

A door from this room opens into a dining room/sitting room, again enjoying a dual aspect with windows to side and to rear, together with a wall mounted gas fire/back boiler (this is ready to be replaced).

The kitchen is fitted with a range of base and eye level units with work surfaces over, with spaces for appliances and alcoves with further fitted storage cupboards. Window framing views to the rear gardens and door to a rear porch which in turn leads out to the rear yard.

To the first floor, the landing has a window to side and doors leading off. The property has the benefit of three good sized bedrooms, the master being a generous double with window framing views to front. Bedroom two, again a good sized double with views to rear and fitted storage, and bedroom three is a very good size single bedroom with views to front. There is a well appointed family bathroom with bath, separate shower cubicle, pedestal wash hand basin and WC.

The rear gardens are of a good size and established in their nature with plenty of well stocked planting beds and shrubs, together with a lovely open aspect to rear.

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.

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: TBC

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

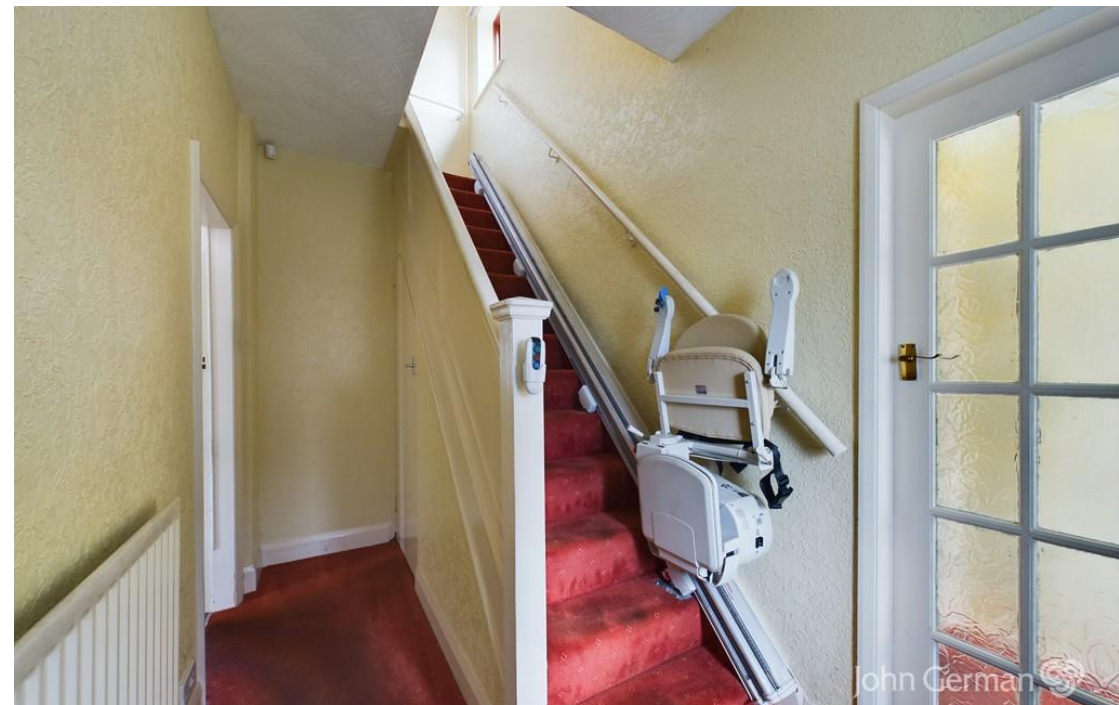
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11102024

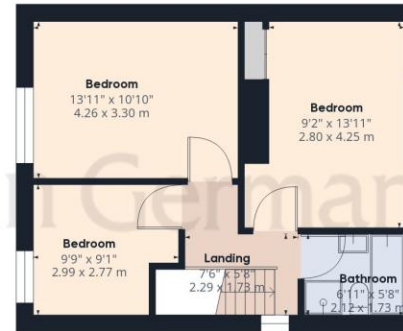
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1373.91 ft²
127.64 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.

Calculations are based on RICS IPMS 3C standard.

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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