

# Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

John  
German









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£355,000

A wonderful traditional semi detached with an amazing open plan kitchen/diner plus two reception rooms, three bedrooms, family bathroom, gated driveway, established gardens and double garage.





Situated in a sought after non estate location on a lovely tree lined road handy for schools of all ages including John Taylor High School is this impressive traditional semi detached, situated just a few minutes away from the town centre yet with the benefit of countryside walks. Beautifully presented throughout and ready to move into, set behind a good expanse of gravelled driveway with four bar gate giving access.

The side entrance door opens into a lovely welcoming hallway with tiled floor through, staircase off to first floor, useful understairs storage cupboard, towel rail/radiator and door opening through into a spacious lounge with a log burner providing the focal point and a large picture window framing views to front. An open archway leads through to the second reception room area with wood effect flooring and picture window framing views to front. This room offers potential for a variety of uses including sitting room, home office/study or formal dining. Without doubt, the highlight of this property is an open plan dining kitchen with French doors and windows opening out to the rear garden. This is a superb space to entertain or for the family to get together with plenty of space for a large dining table. There is a wide range of fitted cupboards with work surfaces over and Belfast sink, space for a range style cooker, and space for a large fridge freezer, dishwasher and washing machine. There are spotlights through, additional window to side, high ceilings and skylights pouring plenty of natural light. Off the kitchen is a useful cloaks area with handy coat hooks and door leading through to the guest WC with close coupled WC and wash hand basin.

To the first floor, the property has a landing with doors leading off to three good size bedrooms. The master bedroom is a lovely and spacious double with a dual aspect, fitted wardrobes providing plenty of storage and bedroom two also offers a good size double bedroom with dormer style window framing views to front, while bedroom three is a spacious single with alcove ideal for a cabin style bed and window framing views across the rear garden. All three bedrooms share a well appointed family bathroom with panelled bath, fitted vanity units with inset wash hand basin, concealed cistern WC, part tiled walls and towel rail/radiator.

The property enjoys an elevated position on Beamhill Road with lovely views to front together with fantastic views across the rear garden to fields beyond. The landscaped rear garden features a block paved terrace ideal for outside dining, useful log store and steps up to two shaped lawn areas, a pergola, well established planting beds and views across fields behind. The property also has the significant benefit of a double garage. Buyers should note that access is shared over the neighbours drive with number 63. The garage itself has an up and over front entrance door and useful side door opening out to the garden. The gravelled driveway to the house solely belongs to 61.

**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 & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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 C

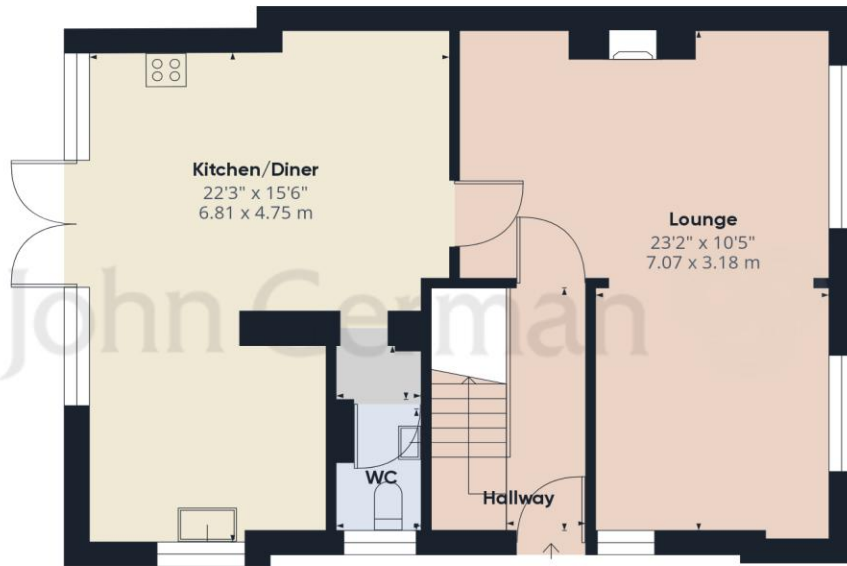
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/14102024

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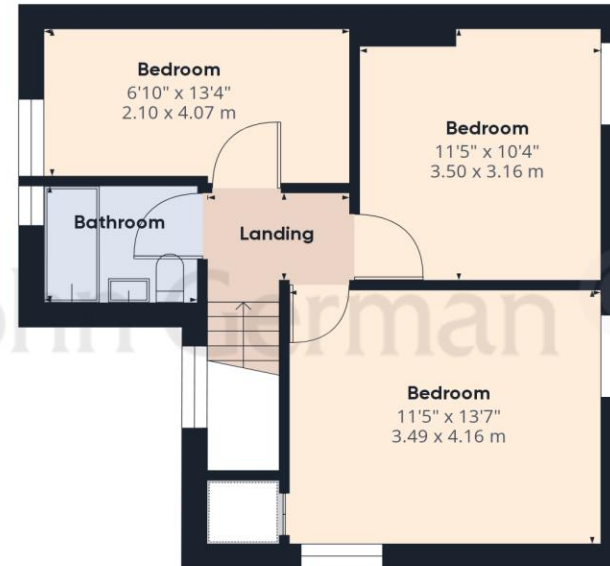




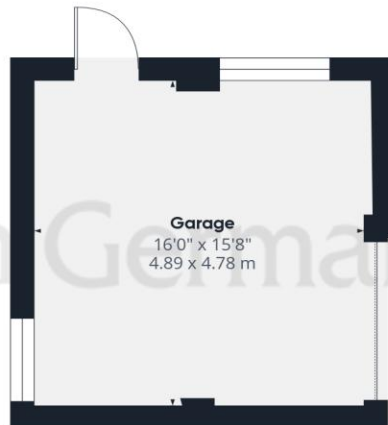




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1378.22 ft<sup>2</sup>

128.04 m<sup>2</sup>

(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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