

Church Road

Stretton, Burton-on-Trent, DE13 0HE

John
German





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£290,000

Located in a desirable area is this charming 1930s semi-detached home that blends modern finishes with original character. With off-road parking and a beautiful rear garden, it's an ideal family home in a sought-after location.



Occupying a lovely non estate position is this superb 1930's home that is finished to an incredible, immaculate standard throughout, whilst still maintaining original character features, such as church stained glass front door, bay window, original wooden doors and many more. The property stands on a superb garden plot and is well placed for Stretton's amenities including schools for all ages, Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

Set behind a generous driveway with off-road parking for multiple vehicles, this home welcomes you through an entrance porch, perfect for shoe storage. The beautiful church-stained front door opens into a spacious hallway, which leads to all main ground floor living areas and stairs to the first-floor landing.

To the right of the hallway is a spacious, warm living room featuring a bay window to the front and a charming fireplace. Adjacent to this is the formal dining room, a versatile space perfect for family meals or use as a second living area. At the rear of the home is the modern, extended kitchen, offering ample space and functionality. It features a stylish range of wall and base units with quality worktops, an eye-level oven, gas hob with cooker hood, inset sink and drainer plus integrated dishwasher, fridge freezer, washing machine and condensing tumble dryer. An external door leads to the landscaped rear garden.

To the first floor, the home offers three well proportioned bedrooms, two of which can comfortably fit a double bed and ample bedroom furniture. The master bedroom also features built in wardrobes, whilst the second bedroom features an original fireplace. The third bedroom is currently used by the sellers as a study, which it works excellently as, although the size of the bedroom does support the room being used as a single sized bedroom. All three bedrooms share a contemporary fitted bathroom that is ultra-modern and includes a bath with mixer taps, shower enclosure, wash hand basin and WC.

One of the standout features (amongst many others) has to be the expansive rear garden. The space the garden offers is absolutely ideal for growing families. The garden has been landscaped to include a generous sized patio area, ideal for outdoor furniture. As well as this, there is a great sized lawn space which is privately enclosed by wooden fencing and conifers to the perimeter. The height of the conifers to the rear ensure the garden space isn't overlooked and gives a real sense of privacy and seclusion.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 B

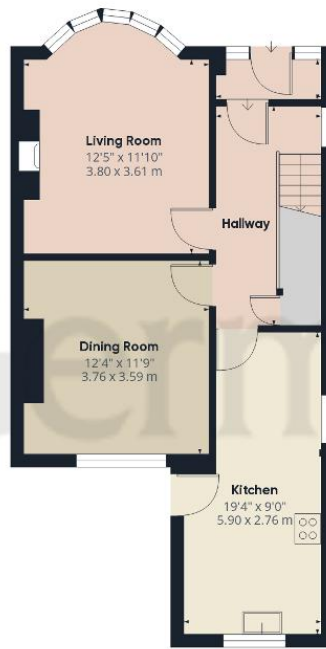
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24012025

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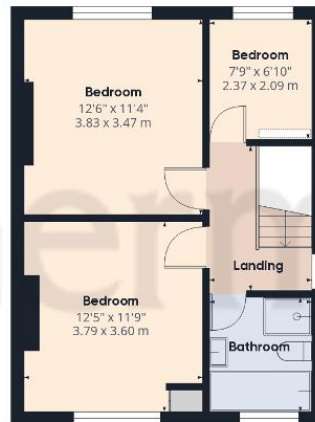


Ground Floor

Approximate total area⁽¹⁾

1003.63 ft²

93.24 m²



Floor 1

(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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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