

Jordan Avenue

Stretton, Burton-on-Trent, DE13 0JD

John German



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£250,000

Set in a popular cul de sac location in Stretton is this immaculate detached family home. Boasting a wonderful rear garden, brilliant internal layout and spacious bedrooms. This is absolutely perfect for families looking to purchase in a popular village.



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Located in the popular village of Stretton, 83 Jordan Avenue benefits from a great mix of local amenities and a welcoming community feel. There are several good schools nearby, including William Shrewsbury and Fountains, making it ideal for families. You'll find shops, pubs, takeaways and a Co-op all within easy reach, while the nearby A38 makes commuting simple. Burton-on-Trent town centre is just a short drive away, offering supermarkets, high street stores and a railway station with direct links to Birmingham and beyond.

The home enjoys an extensive driveway to the front, which provides off road parking for multiple vehicles. The front garden also enjoys a large lawn area, which could be changed to allow for more off road parking. The driveway leads onto the internal garage, which is accessed to the front by double doors. The garage is equipped with power and lighting throughout.

As you enter, the property opens up into an entrance porchway, which leads onto the spacious living/dining room which is a brilliant size which runs the entire length of the home. To the rear you will find the fitted kitchen, which has matching wall and base units with worktops over, base level oven, gas hob with cooker hood above, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer and an external door leading out to the garden. Off the living room, there is door which has stairs leading to the first floor landing.

The home offers three generous sized bedrooms. Two of which can comfortably fit a double bed with ample bedroom furniture. The three bedrooms share a shower room, which features a walk in shower, w/c and wash hand basin.

One of the standout features of this home has to be the well kept rear garden. Mainly laid to lawn with planted borders, the garden is privately enclosed by wooden fencing to the perimeter and benefits from not being particularly overlooked. A patio is the perfect space for outdoor furniture and a small summerhouse is an ideal space to relax.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

www.eaststaffsbc.gov.uk

Our Ref: JGA/16072025

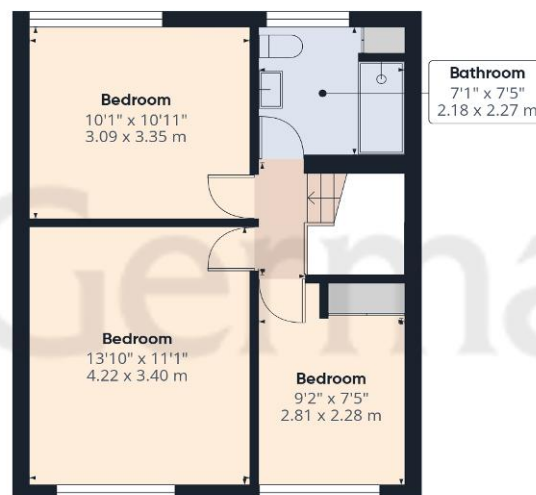






Ground Floor

Approximate total area⁽¹⁾
920 ft²
85.6 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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