

Bitham Court

Stretton, Burton-on-Trent, DE13 0XJ

John German



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£380,000

An excellent family home standing on a wonderful corner plot, extended to offer a spacious and versatile home. Featuring three reception rooms, a large kitchen/diner, utility room, master bedroom with en suite, three further good size bedrooms, broad driveway, garage and gardens to front, side and rear.



Situated in a lovely part of Stretton, handy for schools for all ages, is this impressive, detached family home enjoying a fantastic corner plot with gardens to front side and rear. A lovely light and spacious home, extended, with a good degree of versatility ideal for a large family to enjoy. The house is well presented throughout and ready for its new owner, sold with the advantage of no upward chain.

The front entrance door opens into the porch which in turn leads to a welcoming entrance hallway with staircase off to first floor and doors leading off. To the left is a light and spacious lounge with window framing views to front and double doors opening through to the heart of the house, which is a large, spacious open plan kitchen/diner, equipped with a range of base and eye level units with worksurfaces over. There is plenty of space for a dining table, making this a fabulous place to entertain or for the family to get together. A door leads through to an extension which has created a separate dining room, again an ideal entertaining space, though this could also be utilised as an additional sitting room/family room, with a double-glazed conservatory off. Off the kitchen, there is a useful utility room with additional appliance space, and a guest WC. From the utility, there is a handy internal door into the integral garage which has an up and over front entrance door and offers fantastic extra storage.

To the first floor, the landing has doors leading to four bedrooms. The master bedroom has an en suite shower room, and the three further bedrooms share a family bathroom.

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: 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 E

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

www.eaststaffsbc.gov.uk

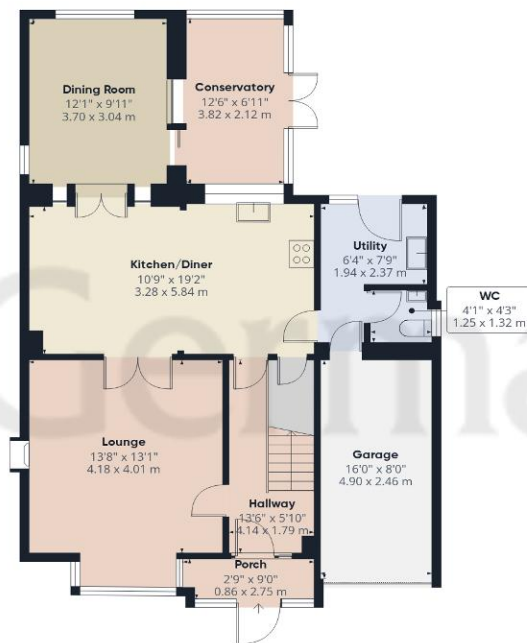
Our Ref: JGA/23072025

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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.





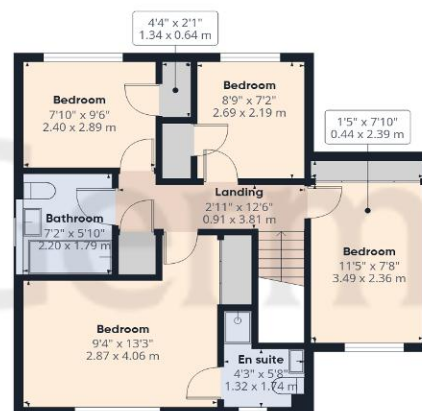


Ground Floor

Approximate total area⁽¹⁾

1474 ft²

136.6 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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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