

Bitham Lane

Stretton, Burton-on-Trent, DE13 0HA

John German



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£335,000

This traditional semi stands on a substantial plot with a huge rear garden, large frontage & garage on a leafy lane with extended accommodation including two reception rooms, breakfast kitchen, three bedrooms & shower room. No chain.



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Set in a lovely location on a tree lined part of Bitham Lane, this traditional semi offers a lovely home close to schools and the centre of Stretton, with a fantastic range of amenities offered, together with excellent transport links. The house is comfortable enough to move into, yet ready to modernise in your own style, with lots of potential.

With a large front garden and generous drive, it has a lovely front aspect. The front door opens into a spacious hall with parquet floor, stairs off to the first floor and doors leading off.

The lounge is a lovely light filled room, having fireplace and bay window with views to front. The second reception room has been extended, creating an ideal family/dining room with garden views.

At the heart of the house is a breakfast kitchen, with base and eye level units, space for a breakfast table, garden views, door to side and a recently upgraded Worcester central heating boiler.

Completing the ground floor is the guest WC.

To the first floor, the landing has window to side and doors leading off to three bedrooms. Bedrooms one and two are both good size doubles, with fitted wardrobes offering plenty of storage, and bedroom three is a single or ideal home office with views to front. All three bedrooms share a well-appointed shower room.

The standout feature of this home is the amazing, long rear garden, perfect for a family with children or those seeking a home with plenty of outdoor space. There is a single garage with an electric up and over door, and timber doors opening through to a further detached workshop, in need of some repair but could be ideal for a variety of uses.

Agents note: We understand probate has been granted.

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:** Driveway & 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 B

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

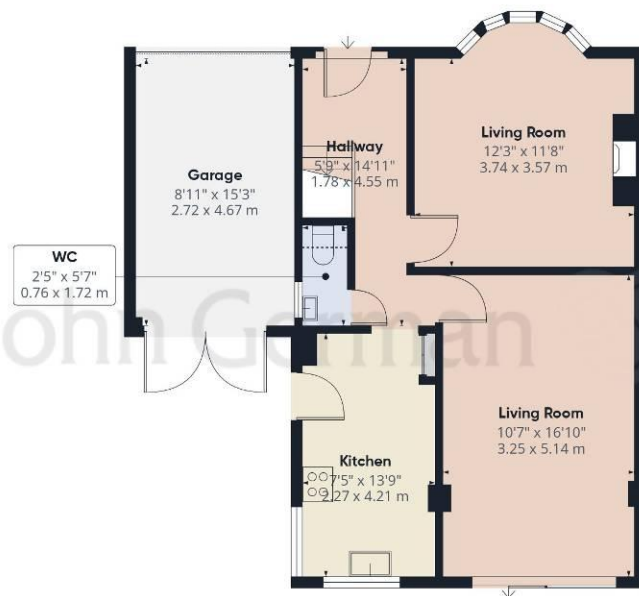
Our Ref: JGA15092025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1247 ft²

115.9 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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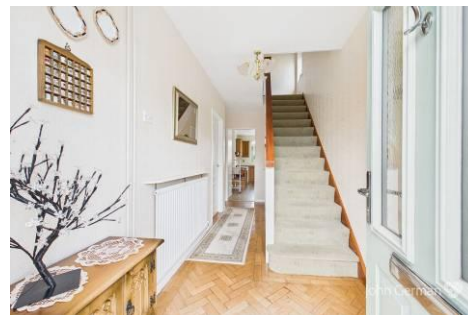
Referral Fees

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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