

Churchward Drive

Stretton, Burton-on-Trent, DE13 0AU

John
German





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£270,000

Nestled in a desirable residential location, this beautifully presented three-bedroom detached home offers a perfect blend of comfort, practicality, and character throughout. With a total area of approximately 940 sq. ft (87.3 m²), the property provides generous accommodation ideal for families, professionals, or anyone seeking a stylish yet low-maintenance home.

The ground floor welcomes you with a bright and airy entrance hall, which includes a convenient cloakroom/WC, ideal for guests. From here, you are led into a spacious living room that forms the heart of the home, featuring an attractive fireplace that creates a warm and inviting atmosphere. The open staircase rises directly from the living area, adding a sense of space and flow to the layout. Adjacent to the living room is a well-proportioned dining room, enhanced by a beautiful bay window overlooking the garden, making it a perfect setting for family meals or entertaining guests. The kitchen enjoys a neutral design, fitted with a range of wall and base units, a double sink, oven, gas hob, extractor fan, and an integrated fridge and dishwasher. Just off the kitchen, a practical utility room offers an additional sink, extra storage, and space for further appliances - ideal for laundry and household management. From here, you can access both the garage and the rear door leading out to the garden, ensuring convenience and functionality in everyday living.

Upstairs, the first floor continues to impress with three comfortable bedrooms. The master bed room benefits from fitted storage and a private en-suite shower room, creating a peaceful retreat. Two further good-sized bedrooms provide flexible accommodation for children, guests, or a home office. The family bathroom is well appointed and comprises a shower over the bath, WC, and hand wash basin, offering both style and practicality.

Externally, the property features a beautifully landscaped rear garden that is perfect for outdoor relaxation and entertaining. The garden begins with a patio area, ideal for seating or dining, which extends to a lawned section bordered by trees, mature shrubs, plants, and flowers, creating a private and picturesque setting. A further rear patio section provides an additional seating space to enjoy the garden from a different aspect. The property also benefits from driveway parking and an attached garage, providing ample space for vehicles and storage.

Situated in the highly sought-after area of Stretton, Burton-on-Trent, this home enjoys a peaceful suburban setting while remaining close to a wealth of local amenities. Stretton offers a variety of shops, cafés, and pubs, along with well-regarded primary and secondary schools. For outdoor enthusiasts, there are scenic walking routes along the Trent and Mersey Canal and plenty of nearby green spaces to explore. The area also benefits from excellent transport links, with easy access to the A38 and A50, making it ideal for commuters travelling to Derby, Lichfield, or beyond. Burton-on-Trent town centre is just a short drive away, offering a wide selection of shops, leisure facilities, and restaurants.

This delightful home presents a wonderful opportunity to move straight into a well-maintained and versatile property that balances space, comfort, and traditional charm-all within one of Burton's most desirable and well-connected villages.

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 (Hive Thermostat Control) (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/>

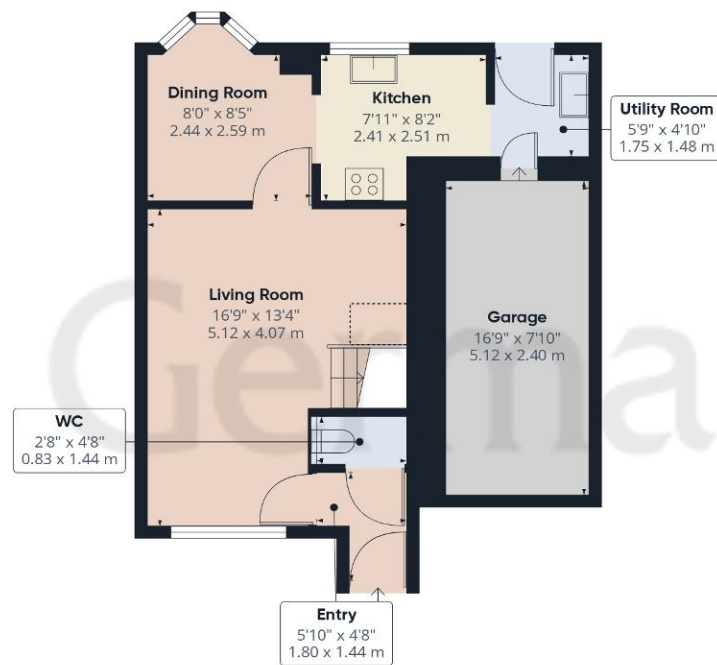
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

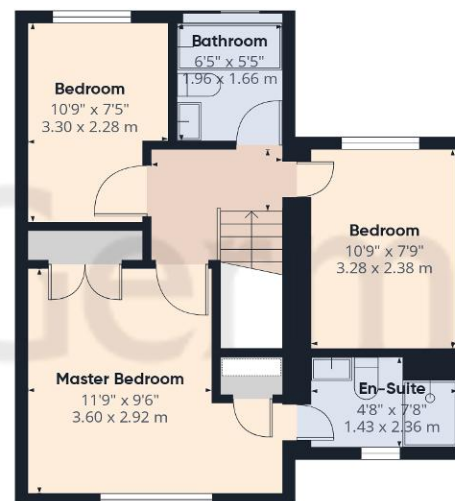
Our Ref: JGA/15102025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

940 ft²

87.3 m²

Reduced headroom

6 ft²

0.6 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

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.

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

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