





This spacious three-bedroom detached home is ideally situated in the charming village of Stretton, offering a range of local amenities and excellent transport links. The property features two reception rooms, a fitted kitchen, and benefits from double glazed windows and gas central heating throughout.

Upstairs, there are three well-proportioned bedrooms, complemented by a modern family bathroom with a three-piece suite. Outside, the driveway provides ample parking, along with a garage for additional storage or parking needs. This home presents an excellent opportunity for comfortable village living with convenience on your doorstep.



Accommodation

Ground Floor

The property opens into a welcoming entrance hallway, accessed via a composite front door, with stairs rising to the first floor and an oak internal door leading to the living room. The living room features a double glazed window to the front elevation, a gas fire with an Adam style surround, and a marble effect hearth, creating a cosy focal point. An opening leads into the dining room, which enjoys double glazed French doors that open onto the rear garden, perfect for entertaining. The kitchen is fitted with a selection of matching wall and base units, complemented by a roll edge laminate work surface, a four-ring gas hob, an electric oven with extractor, and tiled splash backs. Additional features include a sink with mixer tap and drainer, space for a washing machine and fridge, a built-in under-stair storage cupboard, a double glazed window to the rear, and a double glazed side access door.

First Floor

The staircase rises from the entrance hall to a first floor landing, which benefits from a double glazed window to the side elevation, an airing cupboard, and access to the loft via a hatch. Oak internal doors lead to three bedrooms and a modern family bathroom. The master bedroom features a double glazed window to the front, a built-in wardrobe, and an additional built-in storage cupboard. Both the second and third bedrooms overlook the rear aspect with double glazed windows. The family



bathroom includes a contemporary three-piece suite with a bath and handheld shower, wash hand basin with mixer tap, low-level WC, fully tiled walls, heated ladder towel rail, recessed spotlighting, and a double glazed window to the side elevation.

Outside

To the front, the property benefits from a driveway providing parking for two cars, alongside a well-kept laid-to-lawn garden. The driveway leads to the front entrance







door, the garage, and a side access path that leads to the rear of the property. The rear garden is mainly laid to lawn, with a patio area that's perfect for seating and outdoor entertaining. The garden is fully enclosed by timber fencing and features a selection of plants and shrubs, creating a pleasant outdoor space.

Location

The property is located in the village of Stretton, Staffordshire, which offers a selection of local amenities, including shops, pubs, and essential services. Stretton benefits from good transport links, with the A38 and A50 providing convenient road connections to nearby towns and cities. The village is also well-served by public transport, with regular bus services and easy access to nearby train stations offering routes to major destinations. Stretton provides a balance of village life with practical access to the wider region.







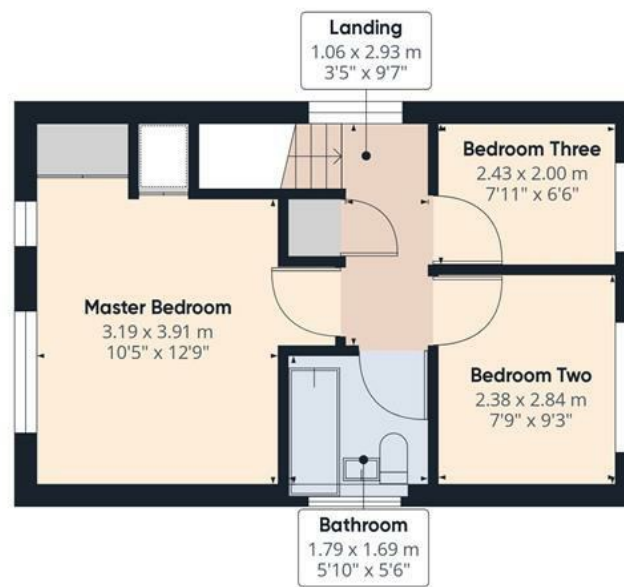


Floor 0

Approximate total area⁽¹⁾

82.88 m²

892.11 ft²



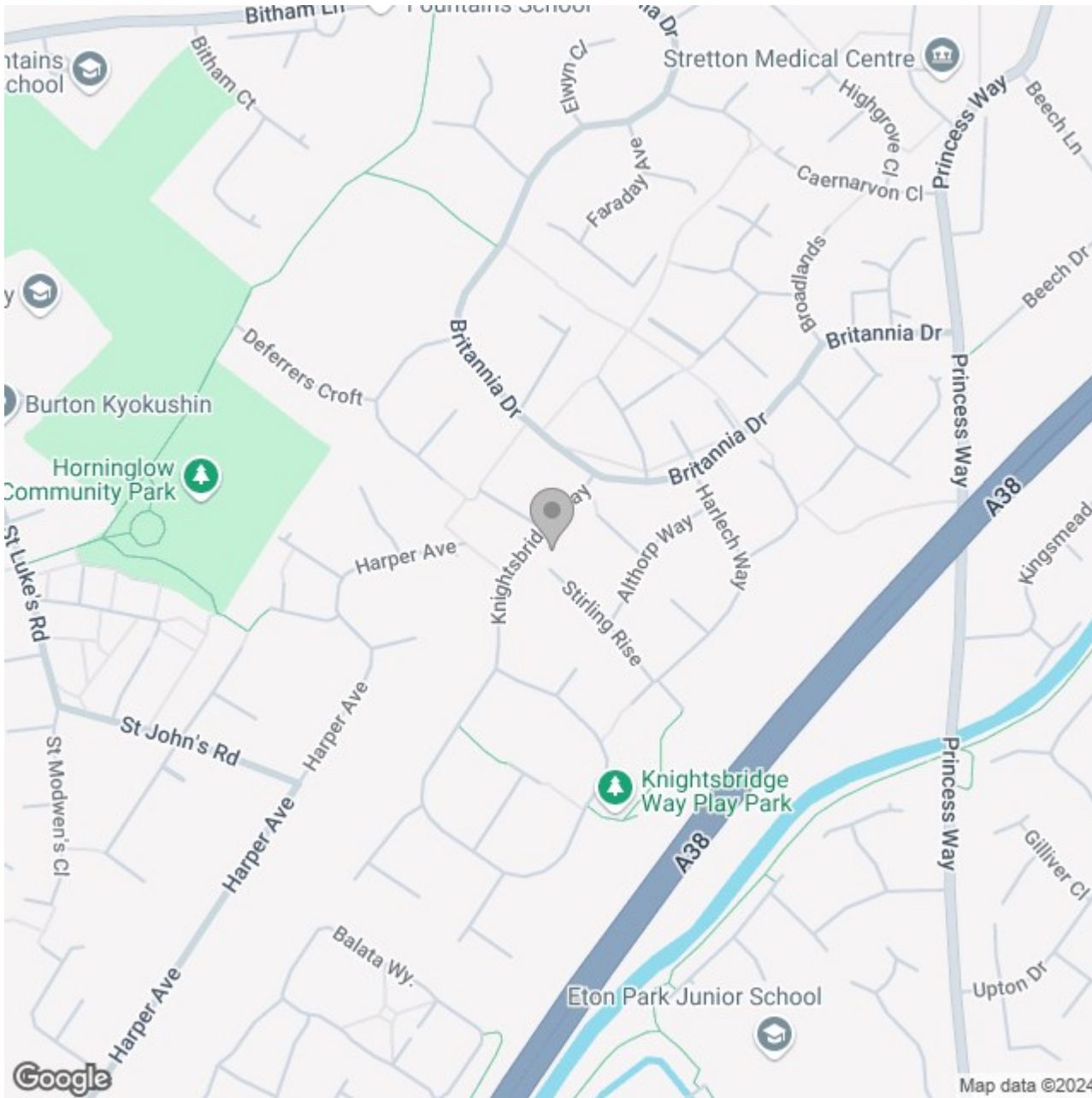
Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	