



£250,000

3 Bedroom Terraced House for sale

37 Dovecliff Crescent, Stretton, Burton-on-Trent



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SALES AND LETTINGS



Overview

VIEW THE VIRTUAL TOUR - Nestled in a quiet location on the outskirts of Burton upon Trent, this charming home enjoys a peaceful setting with open views extending towards the Blue Cross Horse Rehoming Centre.



Key Features

- LEGAL PACK & SEARCHES READY
- VIRTUAL TOUR
- Quiet setting on the edge of Stretton
- Open views towards the Blue Cross Horse Rehoming Centre
- Off-road parking for two vehicles
- enerous rear garden with lawn, planters, and ample outdoor space
- Spacious living room with adjoining conservatory overlooking the garden
- Three well-proportioned first-floor bedrooms
- Additional outside WC, garden store, and works
- Gas-fired central heating and double glazing throughout



Nestled in a quiet location on the outskirts of Burton upon Trent, this charming home enjoys a peaceful setting with open views extending towards the Blue Cross Horse Rehoming Centre. The front of the property offers convenient off-road parking for two vehicles, while the impressive rear garden features a generous lawn, established planters, and plenty of space to unwind or entertain.

Inside, the accommodation briefly comprises an inviting entrance hall, a spacious living room that flows into a bright conservatory overlooking the garden, and a well-appointed kitchen complete with a useful pantry. The first floor offers three well-proportioned bedrooms and a modern shower room.

Outside, the property further benefits from a separate WC, garden store, and workshop-ideal for hobbies or additional storage. With gas-fired central heating and double glazing throughout, this is a comfortable and well-equipped home in a desirable location.



Stretton is a vibrant village, offering an array of amenities and excellent schooling options. Its convenient location provides easy access to the A38, connecting to the A50 and East Midlands Airport. Additionally, Burton's town centre, with its wider range of facilities and a rail station, is within close proximity.

To truly appreciate the charm and potential of this property, viewing is essential. Seize the opportunity to make this property your own – book your viewing today

LEGAL PACK READY

The vendors have opted to provide a legal pack for the sale of their property



which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc. VAT upon completion.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold.

Property Construction: Traditional.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: B.

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

100.1 m²
1076 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GRAFFI360

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



Marketed by Ewemove Barton-under-Needwood

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