



Shrewsbury Road  
Stretton BURTON-ON-TRENT





# Shrewsbury Road Stretton BURTON-ON-TRENT DE13 0JF

for sale offers over  
**£200,000**



## Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Mid-Terraced family home. The property is situated on a very desirable plot on a lovely, private road in the Stretton area. The property greets you with a well maintained lawn area to the front of the property as well as a detached garage that sits in close proximity. The property itself is finished to an immaculate standard throughout and boasts a spacious downstairs comprising of: a wonderful kitchen/diner, an extensive sized lounge as well as a spacious conservatory that could be used for multiple purposes. On the first floor of the property you are greeted to a spacious landing area which provides loft access along with entrances to the modern, family bathroom as well as the property's three bedrooms. Outside to the rear is an enclosed garden which provides the perfect hosting area and a peaceful environment. The garden features a fabulous, patio seating area along with a variety of greenery adding a real classy touch. Along with this, you will find a gate that leads from the rear to an alleyway leading to the property's garage. Viewing really is essential of this lovely, spacious property!

## Lounge

15' 6" max x 14' 8" max ( 4.72m max x 4.47m max )  
Window to front elevation, central heating radiator and wooden flooring.

## Kitchen/ Diner

14' 7" x 9' 8" ( 4.45m x 2.95m )  
Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated washing machine, central heating radiator, wooden flooring, door to conservatory.

## Conservatory

13' 1" x 10' 6" ( 3.99m x 3.20m )  
Window to rear elevation, doors to rear elevation, wooden flooring.

## Landing

Loft access, carpet and storage cupboard housing central heating boiler.

## Bedroom One

11' 11" plus wardrobe x 8' 6" ( 3.63m plus wardrobe x 2.59m )  
Window to front elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Two

.10' 11" max x 8' 6" ( 3.33m max x 2.59m )  
Window to rear elevation, central heating radiator and carpet.

## Bedroom Three

8' 10" max x 5' 10" ( 2.69m max x 1.78m )  
Window to front elevation, central heating radiator, carpet and storage cupboard.

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator and vinyl flooring.

## Loft Space

Insulated and boarded.

## Front Garden

Lawned area and slabbed pathway to front door.

## Rear Garden

Patio area, gate to rear giving access to detached garage.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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