



£450,000

4 Bedroom Cottage for sale

94 Church Road, Stretton, Burton-on-Trent



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SALES AND LETTINGS



Overview

CHAIN FREE - Charming four-bedroom detached character cottage in the heart of Stretton, offering spacious and versatile living with two/three reception rooms, a cottage-style kitchen, and two staircases. Features include exposed beams, log burners, a private mature garden, ample parking, outbuildings, and flexible accommodation ideal for modern family living.



Key Features

- **NO UPWARD CHAIN**
- **VITRUAL TOUR AVAILABLE**
- Charming four-bedroom detached character cottage
- Lovingly restored by the current owners
- Versatile layout with two/three reception rooms
- Character features including exposed beams and log burners
- Cottage-style kitchen with utility room and separate pantry
- Two staircases offering flexible living and guest space
- Private, mature rear garden with French doors from the living room
- Driveway parking for multiple vehicles plus outbuildings and log store









Tucked away in the very heart of Stretton, this enchanting four-bedroom detached cottage blends timeless character with an abundance of versatile living space, creating a home that is as inviting and sociable.

Stepping inside, you are immediately welcomed by the warmth and charm of exposed beams and the gentle glow of not one, but two log burners-perfectly positioned within the cosy living room and snug. The flexible layout offers two to three reception rooms, ideal for both relaxed family living and entertaining guests. At the heart of the home lies a delightful cottage-style kitchen, full of character and charm, complemented by a useful utility room and separate pantry.

The living room opens beautifully onto the garden through French doors, allowing natural light to flood the space and providing a seamless connection to the outdoors. The rear garden itself is a true haven-private, mature, and wonderfully tranquil, perfect for al fresco dining or simply unwinding in peaceful surroundings.



The ground floor also benefits from a well-appointed bathroom and an additional shower room, enhancing the home's practicality for busy households.

Upstairs, the property continues to impress with its unique layout. Two separate staircases add both character and flexibility: one leads to the principal bedroom, a spacious retreat overlooking the garden, complete with its own dressing room, along with two further bedrooms. The second staircase offers access to an additional double bedroom-ideal for a teenager or guests-as well as a dedicated home office space, perfect for modern living.

Externally, the property is equally appealing. A private driveway to the side provides ample parking for multiple vehicles, while a convenient side entrance leads directly into the snug. Three outbuildings and a log store offer excellent

additional storage or potential for a variety of uses.

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.

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

Tenure: Freehold

Property Construction: Standard.

Parking: Private driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Solar Panels: No.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast 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: TBC.

Council Tax rating: C.

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

Approximate total area⁽¹⁾

171.6 m²

1848 ft²

Reduced headroom

1.9 m²

21 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

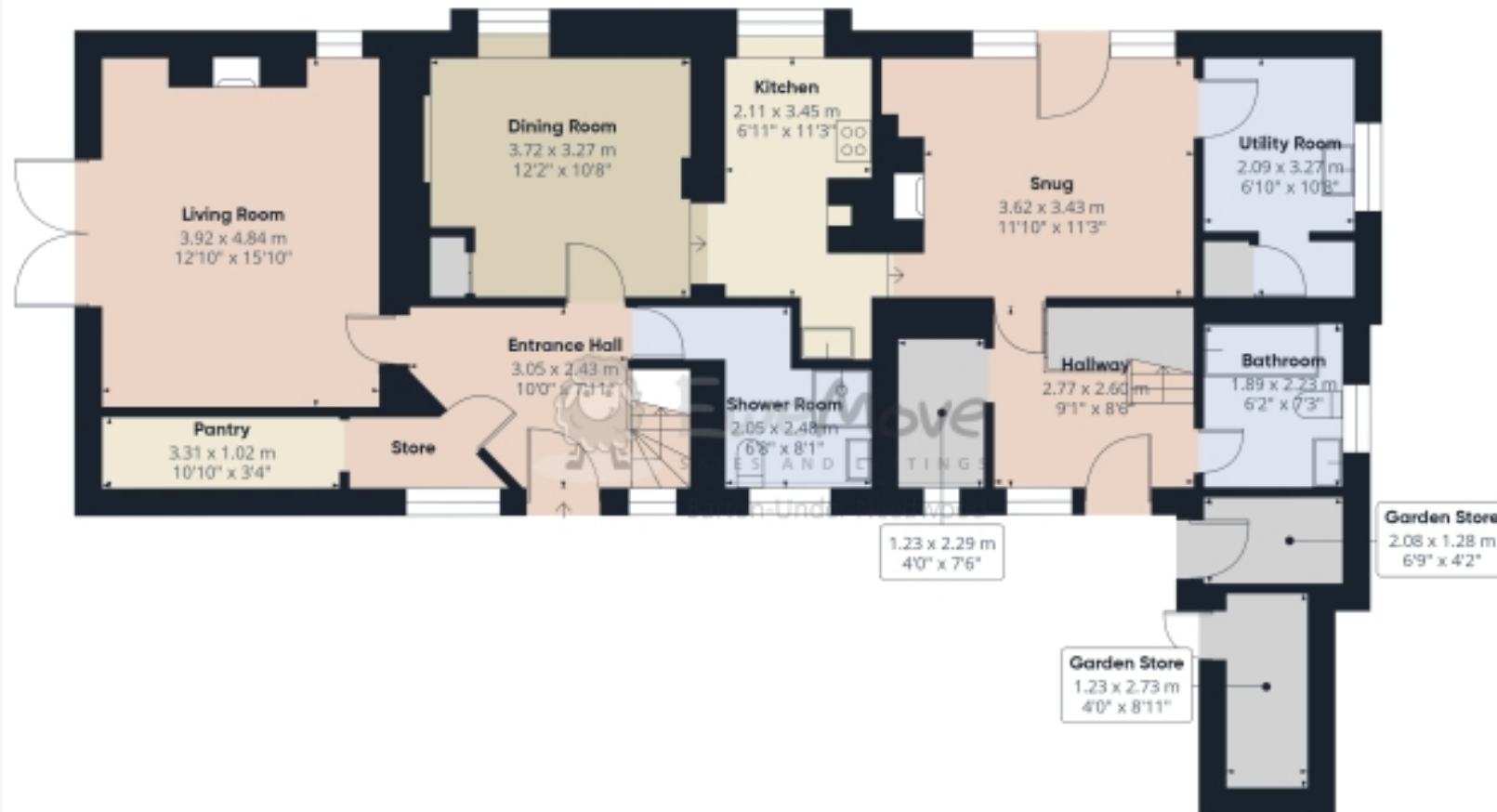
Reduced headroom

----- 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.

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Floorplans



Approximate total area⁽¹⁾
96.9 m²
1043 ft²

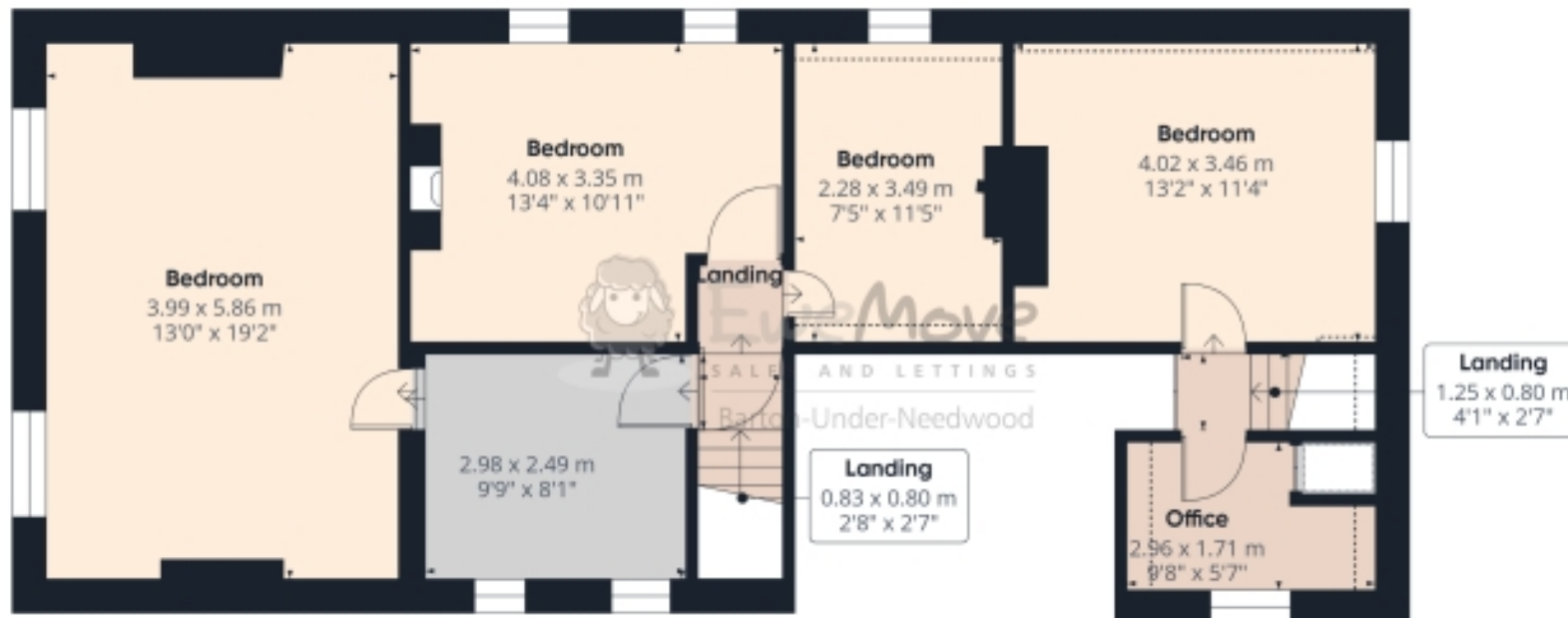
(1) Excluding balconies and terraces

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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Floorplans



Approximate total area⁽¹⁾

70.1 m²
755 ft²

Reduced headroom

1.9 m²
21 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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