



**** Modern End Town House ** Double Width Driveway ** Three Bedroom & En suite ****

Located within a popular cul de sac location this three bedroom end town house offering modern interior accommodation. Ready to View.

The Accommodation

Modern End-Townhouse in Sought-After Village Location within a Cul De Sac Position.

Occupying a cul-de-sac position close to the desirable village of Stretton, this modern end-townhouse offers spacious family accommodation across two floors, complemented by off-road parking and a private rear garden.

The property is entered via a welcoming hallway with stairs rising to the first floor and access to a ground-floor cloakroom, fitted with a low-level WC and corner hand wash basin.

The lounge, positioned to the front elevation, features laminate flooring, a UPVC double-glazed window, radiator, a useful under-stairs storage cupboard, and a door leading through to the kitchen diner.

The kitchen diner provides a wide selection of wall and base units with contrasting work surfaces, integrated oven with gas hob and extractor hood, sink and drainer, and space for freestanding appliances. From the dining area, French patio doors open directly onto the hard landscaped rear garden.

The first floor landing has an airing cupboard and doors leading off to the master bedroom. The master suite, located to the front aspect, includes a radiator, a useful over-stairs storage cupboard and a private en-suite shower room with WC, hand wash basin, and shower enclosure. Two further generously sized bedrooms overlook the rear garden, while the family bathroom offers a WC, hand wash basin, and panelled bath.

Outside, the property benefits from a double-width driveway providing off-road parking, with gated side access leading to a well-designed low-maintenance rear garden. The garden includes a paved patio, gravelled borders, and a decked seating area beneath a pergola with transparent roof panels for all weather.

The property is well-positioned on the edge of Stretton, close to an excellent range of local amenities including schools, shops, and recreational facilities, along with convenient links to Burton-on-Trent and the A38.

All viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

14'2 x 12'0

Kitchen Diner

15'2 x 8'0

First Floor

Main Bedroom

12'0 max x 9'5 max

En-suite

Bedroom Two

7'6 x 9'0

Bedroom Three

7'6 x 5'9

Bathroom

6'2 x 5'11

Front Driveway & Rear Garden

The property is currently leasehold, but being sold as a freehold title, the vendor has started the process of acquiring the freehold title for the home to be sold on completion as freehold for the intending purchaser. This can cause a delay to the purchase process.

Property construction: Standard
Parking: Drive With shared Access

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

New home on site fee £140 per year in 2025 subject to change

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See

Ofcom link <https://checker.ofcom.org.uk/>

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

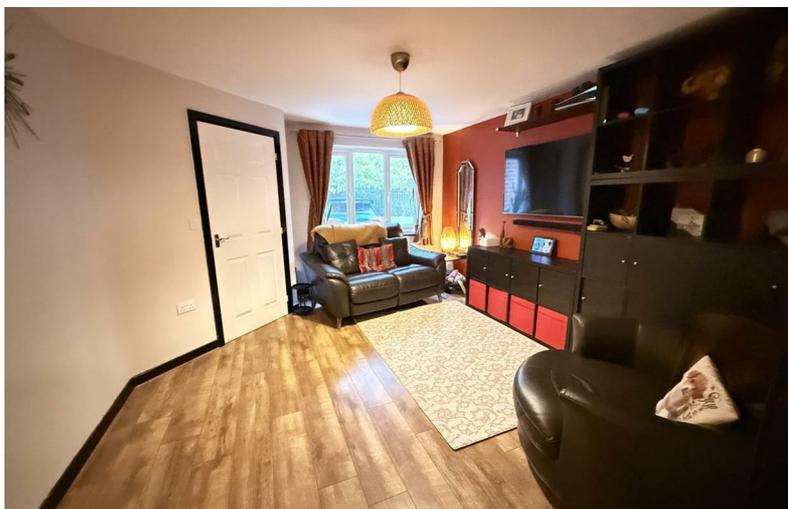
Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

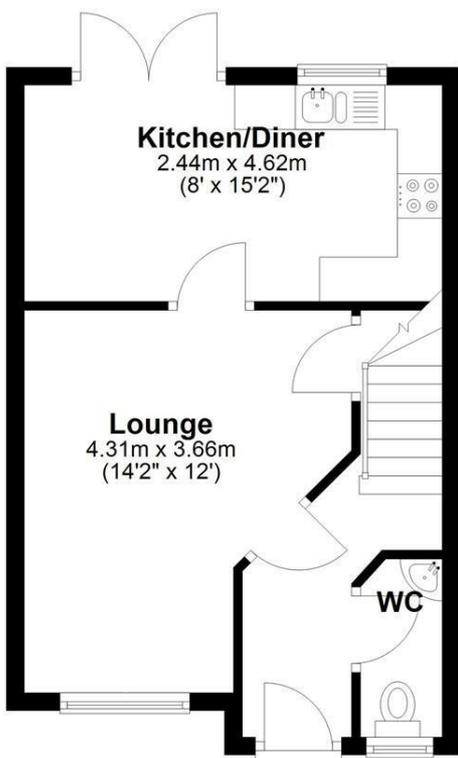
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. 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.

Draft details awaiting vendor approval and subject to change

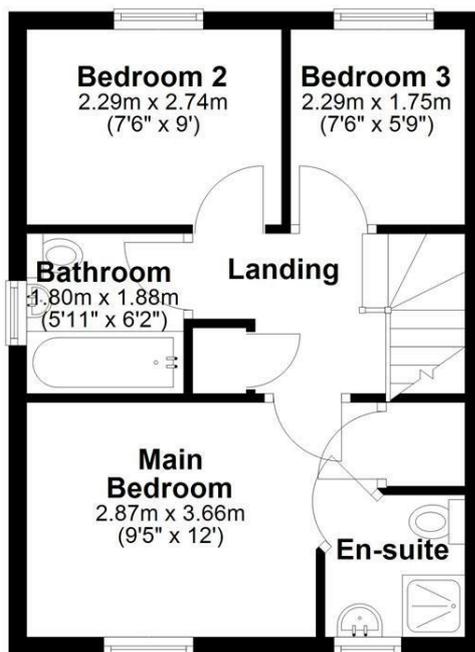




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
 Plan produced using PlanUp.



Council Tax Band C Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(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	

Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>