



Church Road, Stretton, Burton-On-Trent

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Property Description

Burchell Edwards are delighted to market this wonderful 3 Bedroom Semi-Detached family home. The property is situated on a very desirable plot on a lovely road in the ever popular Stretton area. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property greets you with a tarmac driveway providing plenty of off road parking and pushes the property away from the roadside offering an element of privacy. Internally, the property offers a ground floor consisting of: an entrance porch, a wide hallway, a spacious living room, an additional lounge and a compact kitchen. On the first floor of the property you will find a landing that provides access to: the loft, the property's family bathroom as well 3 good sized bedrooms, 2 of which are generous sized, double bedrooms. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a generous sized lawn patch and brick storage at the back of the garden, the garden presents a perfect relaxation area. Viewing of this lovely property is essential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Tiled flooring.

Entrance Hallway

Window to side elevation, electric radiator, carpet and under stairs storage.

Lounge

Window to front elevation, electric radiator and carpet.

Dining Room

Doors to rear elevation, electric radiator and carpet.

Kitchen

Window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge and microwave, space for appliances, plumbing for washing machine, carpet and door to rear elevation.



Landing

Window to side elevation, carpet, loft access via hatch and electric radiator.

Bedroom One

Window to front elevation, electric radiator and carpet.

Bedroom Two

Window to rear elevation, electric radiator and carpet.

Bedroom Three

Window to front elevation and carpet.

Bathroom

Window to rear elevation, shower over bath, W.C, wash hand basin, storage, carpet.

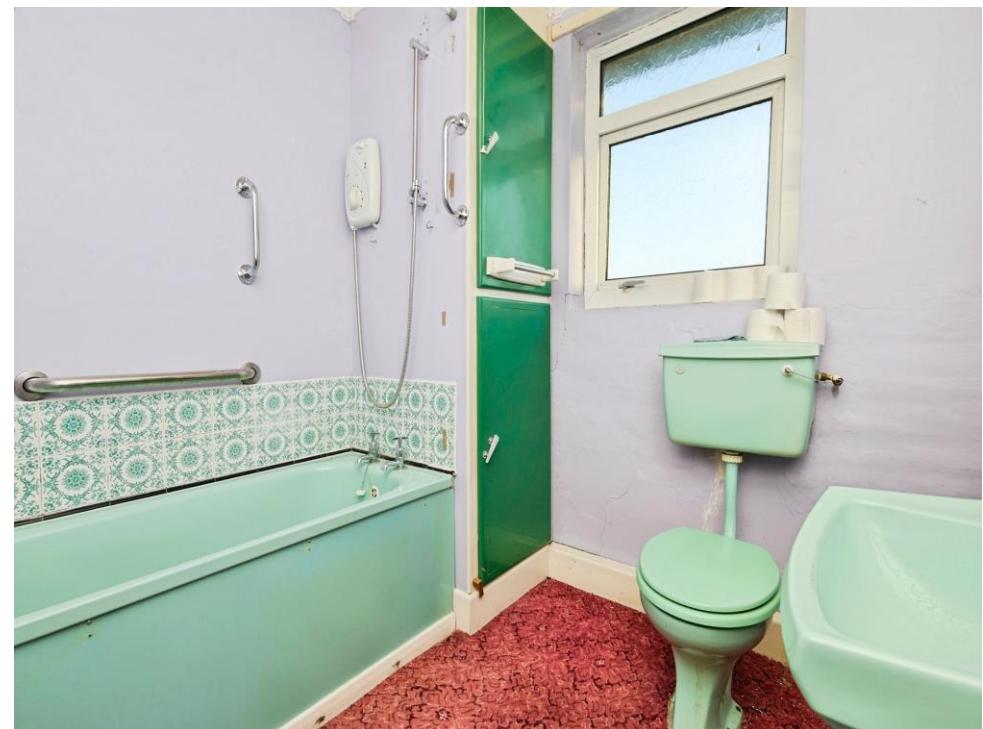
Front Garden

Tarmac driveway providing off road parking.

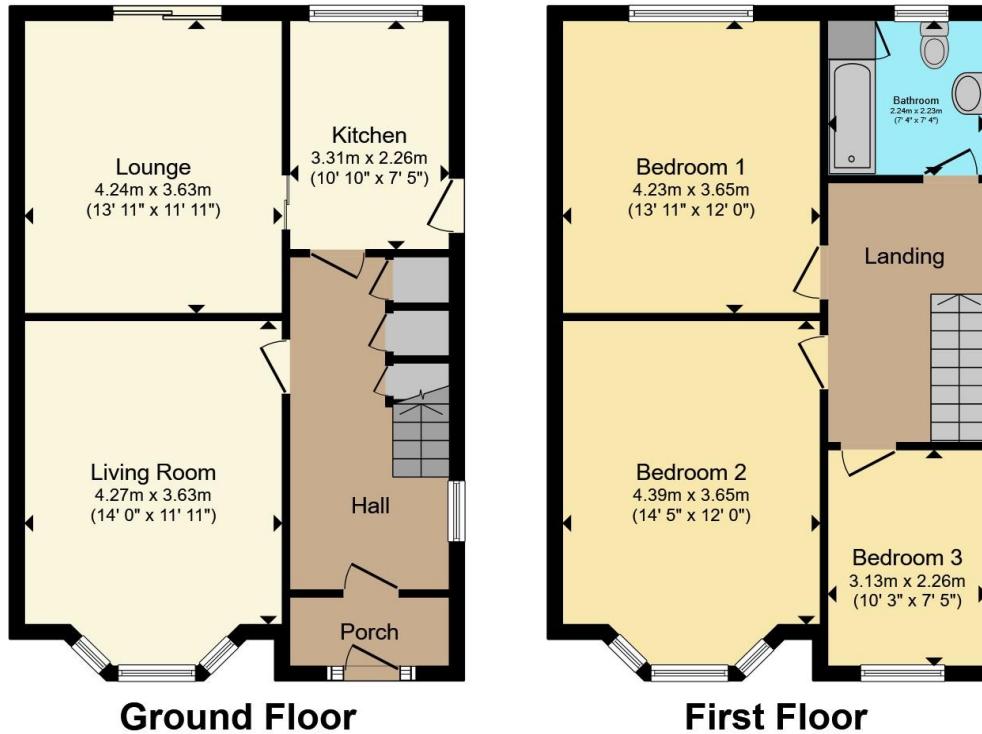
Rear Garden

Concrete side drive, large lawned area, outbuilding with W.C, storage shed/workshop, gated front garden.









Total floor area 109.7 m² (1,181 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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 BURTON-ON-TRENT DE14 1AN

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211070



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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