

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AD



This very tidy and attractive traditional home occupies a very popular location on Beamhill Road and has a rear garden that backs onto open fields. Offered with vacant possession having PVCu double glazing and gas central heating.

£285,000



John German 

Accommodation - A PVCu enclosed porch has a tiled floor and double glazed door in turn leading to the entrance hall which has stairs off with a fitted cloakroom/WC.

There is a lounge to the front which has a feature fireplace housing a living flame coal effect gas fire and hearth together with a bay window to the front. Glazed double doors open to the kitchen/dining room which stretches across the rear of the property and has a built in cupboard alongside a range of fitted base cupboards, drawers and wall units surmounted by roll edge work surfaces with stainless steel sink. There is an appliance space with plumbing for an automatic washing machine, space for a freestanding cooker with extractor fan over, the wall mounted gas fired boiler and tiled splash backs. A PVCu double glazed door opens to the PVCu double glazed conservatory that has a tiled floor and in turn, French doors out to the attractive garden.

On the first floor there are three bedrooms, two of which are good sized double rooms both having fitted furniture with wardrobes, dressing tables etc whilst the third single bedroom has a fitted wardrobe. These are served by a spacious modern bathroom having a bath in tiled surrounds with mixer shower over, pedestal wash hand basin and WC plus part tiled walls.

The property is set well back from the road behind a very spacious block paved driveway which has excellent parking and turning space and in turn leads down the side to a detached sectional single garage with an up and over door. A gate leads into the attractive garden which has patio areas, extensive lawns and borders which in turn back onto open countryside affording attractive views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed:

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

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/10042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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