



John German



This well-presented 1930's semi-detached home is situated on the popular Horton Avenue in Stretton, Burton-on-Trent, a well-regarded residential area known for its convenient access to local amenities, schooling and transport links. The property is offered for sale with no upward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase.

Guide Price £190,000

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The property is entered via a welcoming entrance hallway, leading through to a bright front living room featuring a large bay window that allows plenty of natural light. To the rear is a second reception room, which would make an excellent snug, playroom or formal dining room. From here there is access to a pantry and an inner hallway leading to the downstairs bathroom.

The ground floor bathroom comprises a bath, WC and hand wash basin. Off the second reception room is the generous extended kitchen, fitted with a range of wall and base units and drawers, oven, gas hob with extractor fan, and space for a fridge, freezer and washing machine. The kitchen also offers ample room for a dining table or additional kitchen furniture, making it a fantastic family and entertaining space. To the first floor are three well-proportioned bedrooms. The main bedroom is a generous double, the second bedroom can comfortably accommodate a double bed, and the third bedroom is currently used as a single room but would also make an ideal study or nursery. Completing the first floor is the family bathroom, fitted with a shower cubicle, WC and hand wash basin.

The property benefits from a single-storey rear extension which has created the larger kitchen and downstairs bathroom. Subject to the relevant planning permissions, there is potential to extend above to create additional first-floor accommodation.

Externally, the rear of the property boasts a generous and attractive garden, featuring an initial covered patio area, a lawned section, and barked areas with raised beds - ideal for keen gardeners, entertaining or family use. To the front of the property is a driveway providing off-road parking for two vehicles.

Stretton offers a range of local amenities including shops, cafés, public houses and well-regarded schools, with Burton-on-Trent town centre providing a wider selection of shopping and leisure facilities. The area is well placed for commuters, with convenient access to the A38, A50 and surrounding road networks, along with rail connections from Burton-on-Trent station offering regular services to Birmingham, Derby and further afield. Combining practicality with a popular residential setting, this property represents an excellent opportunity for a range of buyers.

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.

Property construction: Standard

Parking: Driveway

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 B

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

Our Ref: JGA10022026

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