



£450,000

4 Bedroom Cottage for sale

Hall Green 94 Church Road, Stretton, Burton-on-Trent





Overview

CHAIN FREE - Hall Green is a charming four-bedroom detached character cottage in the heart of Stretton, home to 1,848 square feet of character including outbuildings offering spacious and versatile living. With three reception rooms, a cottage-style kitchen, and two staircases; features include exposed beams, log burners, a private mature garden and a private driveway with generous parking provision.



Key Features

- NO UPWARD CHAIN
- Four Bedroom 1,848 Sq Ft. character cottage plus outbuildings
- Lovingly restored by the current owners
- Versatile layout with 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
- Private driveway with generous parking provision





CHAIN FREE - Hall Green is a charming four-bedroom detached character cottage in the heart of Stretton, home to 1,848 square feet of character including outbuildings offering spacious and versatile living. With three reception rooms, a cottage-style kitchen, and two staircases; features include exposed beams, log burners, a West facing mature garden and a private driveway with generous parking provision.

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 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 private parking, 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.

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Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

171.6 m²

1848 ft²

Reduced headroom

1.9 m²

21 ft²

(1) Excluding balconies and terraces

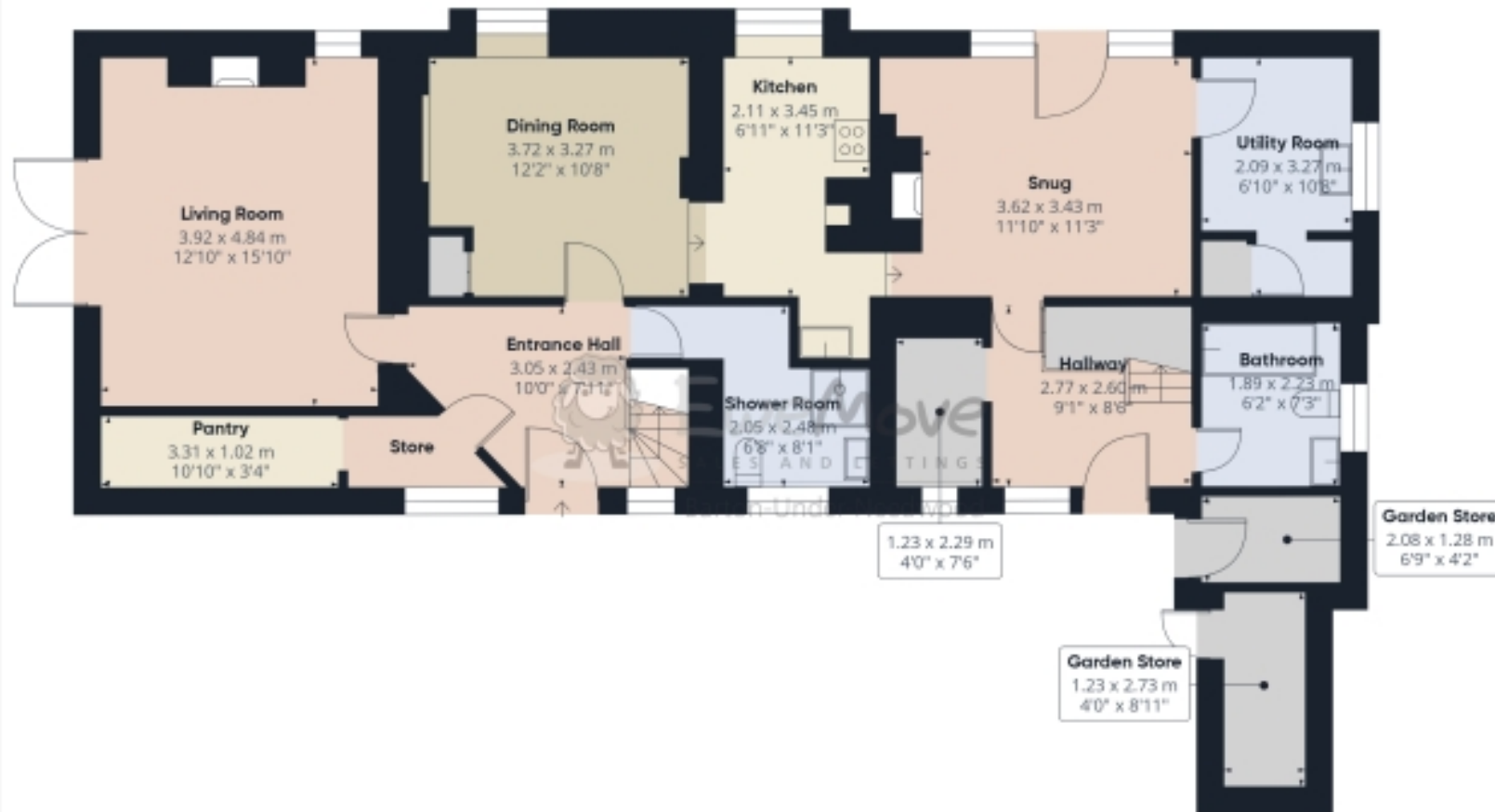
Reduced headroom

----- 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

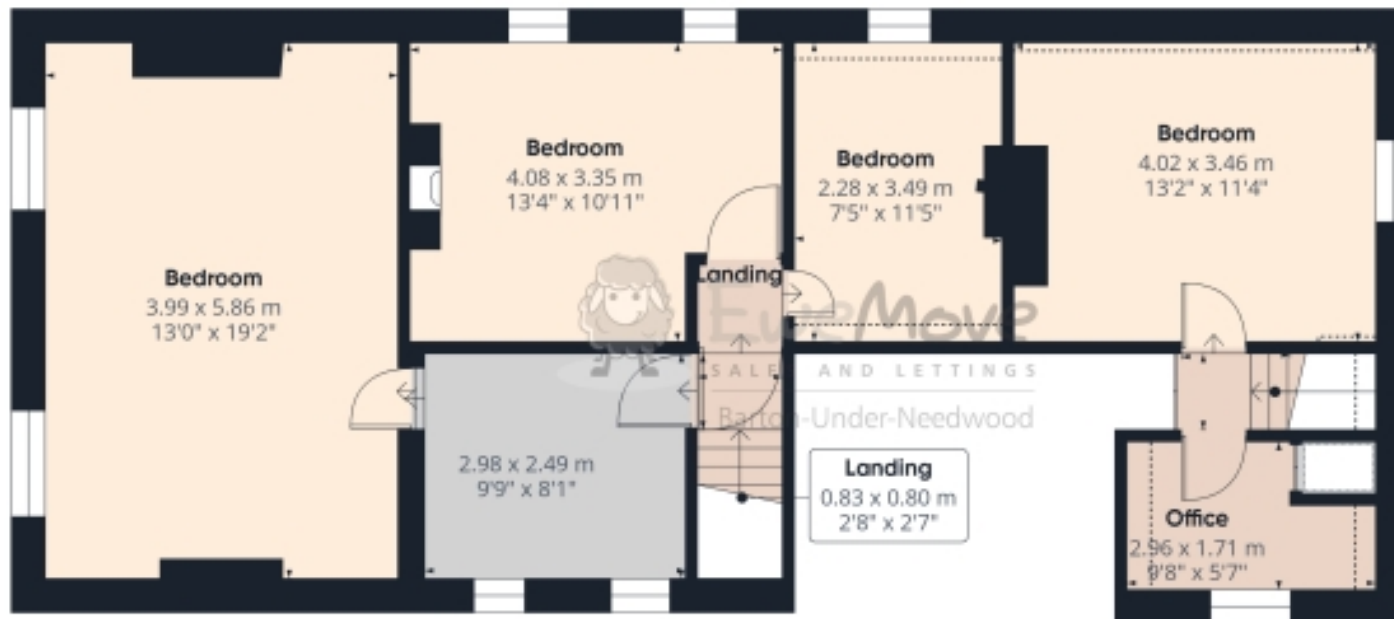
(1) Excluding balconies and terraces

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

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Floor 1 Building 1

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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