

# Church Road

Stretton, Burton-on-Trent, DE13 0HF

John German



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£342,500

NO CHAIN

This extended character 1930s semi detached offers an ideal family home on a superb plot with a large rear garden. There is a wonderful reception hall, two light and spacious reception rooms, an extended breakfast kitchen, three bedrooms and a superb bathroom. A well-established location.



This charming 1930s semi detached home is full of character and sits on an amazing garden plot perfect for families. Conveniently located near well-regarded schools, within easy walking distance of local shops, and benefiting from excellent transport links, it offers a fantastic all-round lifestyle.

Set back behind a generous frontage, the property features a driveway leading to a practical carport, alongside a neatly lawned front garden.

The porch opens into a wonderful reception hall - an impressive space with high ceilings, a feature staircase, and stained glass windows flanking the front door. Doors lead off to the main rooms, and there is also a convenient guest WC. The dining room is generously sized with a bay window framing views to front. This room could alternatively be used as a family/TV room. The lounge offers an ideal space to relax with a living flame gas fire and an archway leading to an extension, creating a lovely sitting/garden room with patio doors opening out to the garden. The kitchen has also been extended to include a light and airy breakfast area with window and doors to the side, together with a well-appointed kitchen area having fitted white units, an integrated oven, hob and fridge/freezer, with a window framing garden views.

The staircase rises to a good size landing with a window to side and doors leading off. There are three bedrooms - two large doubles and a comfortable single. The bathroom has been superbly appointed with a large walk-in shower, bath, vanity units with basin and WC. There is also a storage cupboard housing the central heating boiler, and a window to rear.

Outside, to the rear is a generously sized garden with a paved patio ideal for garden furniture, extensive lawn, borders and side access from the drive.

**Agents notes:** Viewing strictly by appointment with the agent.

The property is not yet on the Land Registry, though the owner has begun the process to get it registered.

**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:** Drive & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20032026

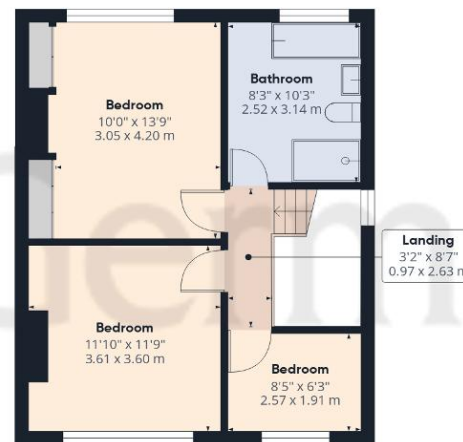
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1151 ft<sup>2</sup>

106.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

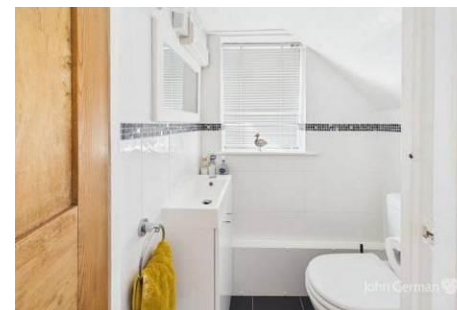
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



### John German

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