Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

John German




John German

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

£435,000

An impressive former police house, inside and out, set within a 0.2-acre garden plot with views. Offering versatile family living with two reception rooms, spacious kitchen/diner, utility, ground-floor shower room, three bedrooms, bathroom, generous driveway and two garages.



Set along a lovely tree-lined road, this impressive home occupies a superb plot and is ideally suited to family buyers. Conveniently positioned for well-regarded schools, local amenities and transport links, the property has been beautifully presented and thoughtfully modernised by the current owners, offering stylish, ready-to-move-into accommodation alongside a generous, established garden with mature planting and a wonderful open aspect to the rear.

The welcoming entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. The L-shaped lounge is a lovely space in which to relax, featuring a fireplace, window to the front and patio doors opening directly onto the rear gardens, allowing plenty of natural light and creating a lovely connection with the outside space. Across the hall, the separate dining room, currently used as a playroom/sitting room, enjoys a bay window overlooking the front.

Undoubtedly one of the highlights of the home is the superbly spacious kitchen/diner, beautifully refitted to create an ideal hub for modern family life and entertaining. Fitted with an attractive range of units, it incorporates space for a range-style cooker and a Belfast sink, with ample room for a large breakfast or dining table. There is also a separate utility room providing additional appliance space and a useful large storage cupboard. The rear hall provides access to the gardens and leads to two useful storage rooms, a guest WC and a separate shower room.

To the first floor, a spacious landing leads to three well-proportioned bedrooms. The generous master bedroom enjoys views over the rear garden and benefits from fitted storage and a built-in cupboard. Bedroom two is another good-sized double, also overlooking the garden, while bedroom three is a comfortable single with views to the front. The family bathroom has been upgraded with a modern three-piece suite.

Outside, the rear garden is a particular feature, offering a wonderful expanse of established outdoor space with mature trees, well-stocked borders, a pergola and paved terrace. The garden enjoys a lovely open outlook to the rear, providing an attractive and peaceful setting for relaxing or entertaining. A long driveway runs alongside the property, providing ample off-road parking and leading to two single garages, both fitted with electric doors. The left-hand garage also benefits from a personal door providing access to the rear garden. Please note that the neighbouring property, No. 61, has a right of access across the driveway to its single garage.

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 & double garage
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06112026

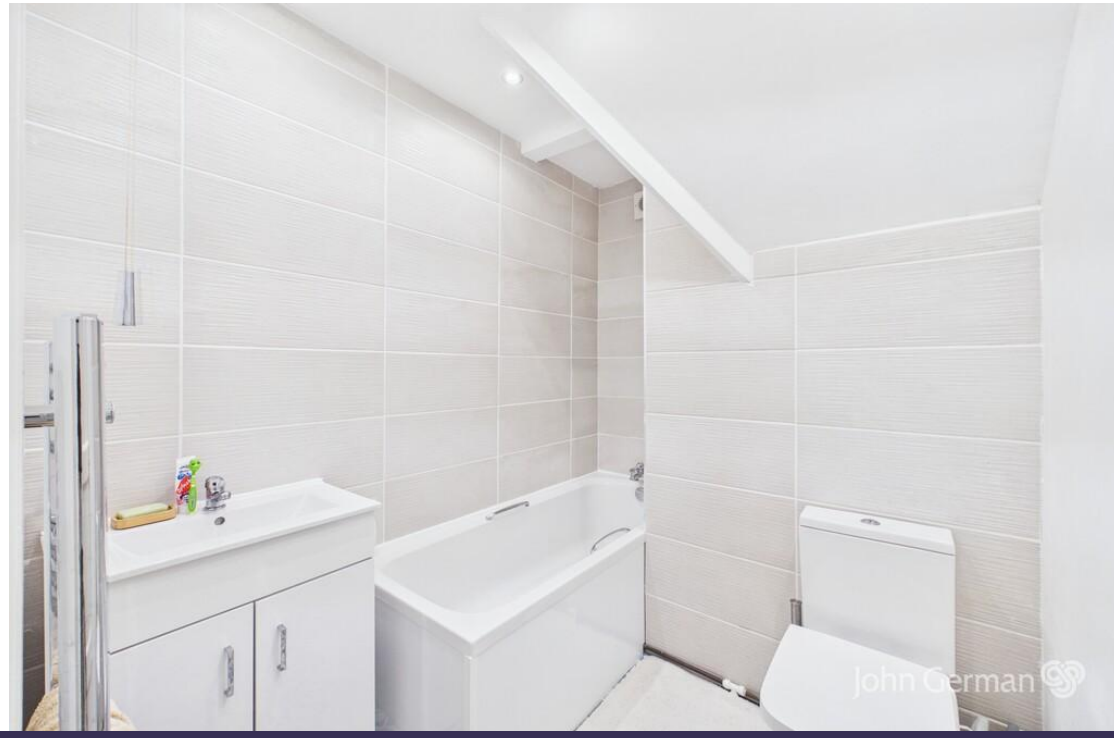


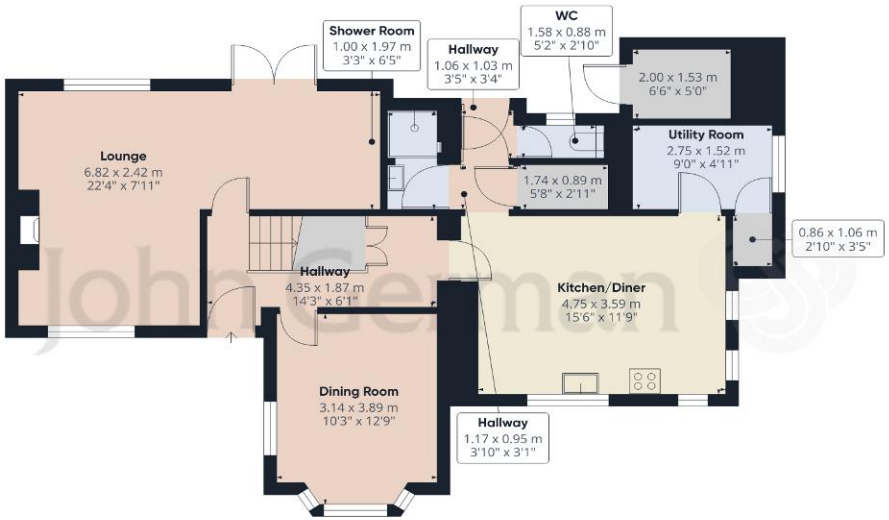



John German

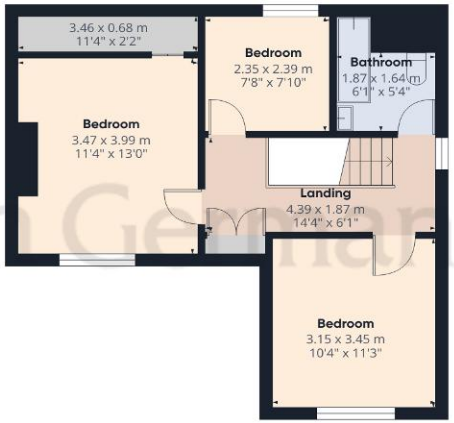

John German


John German

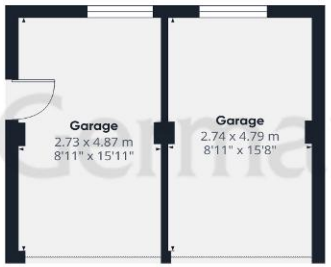

John German



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area(1)

146.7 m²

1578 ft²

(1) Excluding balconies and terraces

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.

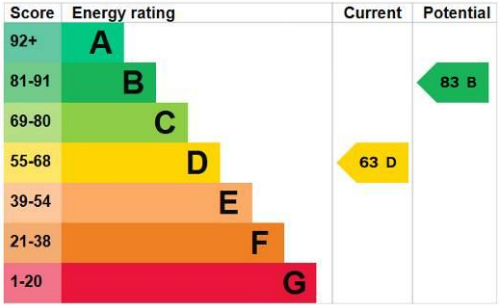
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German





