

Churchward Drive

Stretton, Burton-on-Trent, DE13 0AU

John German





Churchward Drive

Stretton, Burton-on-Trent, DE13 0AU

£300,000

A superb and stylish detached home in a popular location, ready to move into with highlights including a light hall, dining room, lounge with media wall, modern kitchen, three genuinely good-sized bedrooms, refitted ensuite, bathroom, double width drive, garage and garden.

John German 

This detached home features an impressive modernised interior and is ready to move into. The accommodation is perfect for a family needing more space and good size bedrooms, or those looking to downsize to a well-appointed home handy for amenities. Churchward Drive is a lovely spot with a shop and eateries close by, together with canal side walks and easy access to the A38 and A50.

The front door opens into a light hall with a column radiator and a lovely herringbone pattern floor flowing through into a spacious dining room with views to front. This could also make an ideal sitting room/home office if needed. The lounge is a great room to relax in, with a media wall and lighting creating a modern look and double doors opening out to the rear garden. The kitchen is well appointed fitted with a range of gloss finished units and quartz worktops, and integrated appliances including a double oven, induction hob and extractor. There is space for further appliances and a handy door to the side access.

With a window adding natural light to the stairwell, the landing leads to three genuinely good size bedrooms making this home ideal home for family buyers. Bedroom one has built-in wardrobes adding storage and a modern refitted ensuite shower room with a remote controlled power shower. Bedrooms two and three are both spacious and share a well-appointed family bathroom.

Outside, the property is set behind a double width, block paved drive with plenty of parking and access into the garage. To the rear is a garden with a paved terrace and shaped lawn.

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 & 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/07082026

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.

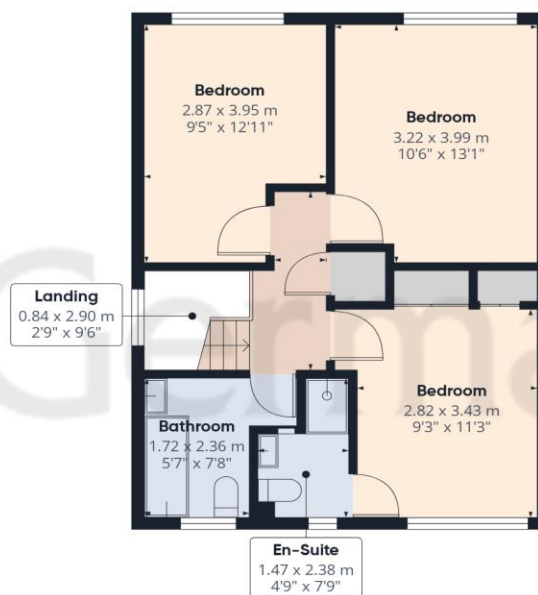
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

97.8 m²

1052 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.

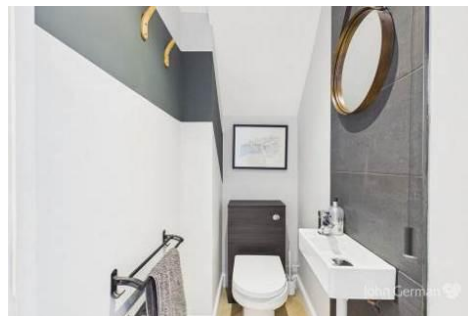
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



