

# Hillfield Lane

Stretton, Burton-on-Trent, DE13 0BN

John   
German





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Offers In Region Of £425,000

NO CHAIN

Standing on an amazing plot is this lovely, detached family home with a huge, south facing rear garden, extensive drive, large double detached garage to rear, four great size bedrooms, bathroom and shower room/utility, spacious kitchen/diner, and living/dining room opening out to gardens.

John German 

This lovely detached home is perfect for a family and those searching for a home on a substantial plot. Available with no upward chain, the house is well kept with lots of potential to modernise in your own style and extend, subject to planning. This superb all round property is situated just a short walk from the centre of Stretton with a choice of shops, doctors surgery, church and pubs, together with schools for all ages close by and excellent transport links.

The home is set behind a good size front garden with a long sweeping drive leading to a large detached double garage at the rear. The south facing rear garden offers wonderful outdoor space with generous shaped lawns, established borders and mature trees. The detached garage is ideal for a car enthusiast, workshop/hobby space or just plenty of storage.

The front door opens into a welcoming hall with a useful under stairs cupboard & doors leading off. To the right is a spacious home office which could also be a fifth bedroom if needed or an ideal family room/snug with views to front. Across the hall is the spacious kitchen/diner with views to front and side, having plenty of fitted units, an integrated oven and hob, space for a breakfast table and door to side. There is a well-appointed modern shower room/utility having a shower cubicle, WC, space for a washing machine and window to side. Across the rear width of the property is a spacious living/dining room which is a lovely light space with a picture window framing garden views and French doors opening out to the patio. To the first floor, a good size galleried landing has doors leading off to four good size bedrooms and the family bathroom. The modern bathroom features a three piece suite, including a bath with a shower over and shower screen.

**Agents note:** The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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

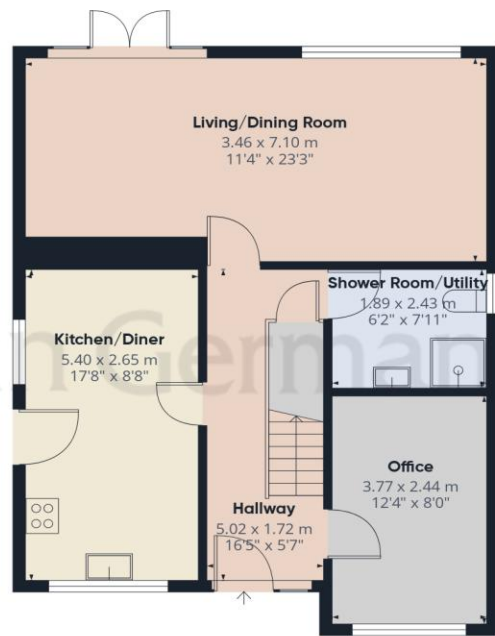
**Our Ref:** JGA/20042026

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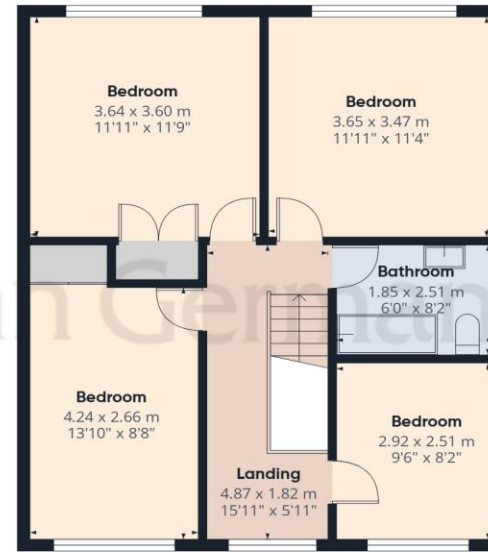
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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 Building 1



Floor 1 Building 1



Ground Floor Building 2

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

147.5 m<sup>2</sup>

1589 ft<sup>2</sup>

(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.

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### 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.

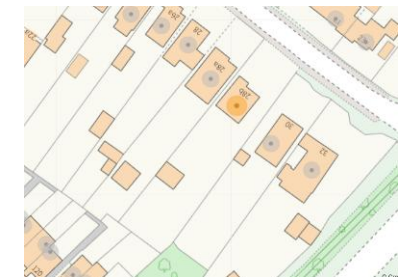
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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.

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