



**\*\* End Town House \*\* Video Tour Available \*\* Two Bedrooms \*\* Corner Plot \*\***

Nestled within a desirable cul-de-sac position, in a sought-after residential area, close to the village of Stretton, this modern two-bedroom end-townhouse offers stylish and well-presented accommodation with no upward chain.

The internal accommodation benefits UPVC double glazing and briefly comprises; a welcoming hallway, lounge across the front elevation with an open plan kitchen diner on the rear aspect, with built-in oven and hob and rear UPVC door onto a generous rear garden.

The first floor provides two generously proportioned bedrooms with a central modern fitted bathroom. The property occupies a corner plot with allocated parking space to the side and gated external access to a good size garden with garden summer house.,  
View By Appointment.

The Accommodation

Ground Floor

The property is accessed via a UPVC double-glazed front entrance door leading into a welcoming entrance hallway, with a UPVC double-glazed window to the front aspect, a wall-mounted electric heater, and stairs rising to the first floor. A glazed door leads into the lounge, which is a bright and spacious reception room featuring a UPVC double-glazed window to the front aspect and a feature fireplace, with a further glazed door leading to the kitchen.

The modern fitted kitchen is equipped with a selection of shaker-style grey wall and base units, a built-in oven, a four-ring electric hob with an extractor hood, and a tall larder unit. There is space for a freestanding washing machine, a UPVC double-glazed window, and a glazed door providing access to the rear garden. Additional features include built-in ceiling spotlights and a wall-mounted electric heater with space for a set of table & chairs.

First Floor

The landing provides loft access and leads to the master bedroom, which spans the rear of the home and includes a UPVC double-glazed window overlooking the enclosed rear garden and a wall-mounted electric heater. The second bedroom is positioned at the front of the property and benefits from a built-in double wardrobe with mirrored sliding doors, an airing cupboard housing the hot water cylinder, a UPVC double-glazed window, and a wall-mounted electric heater.

The stylish and modern bathroom is fitted with a three-piece white suite comprising a low-level WC, a hand wash basin with a mixer tap, and a panel bath with an electric shower and a fitted glass shower screen. The space is finished with complementary wall tiling, an extractor fan, a shaver point, a heated towel rail, and a UPVC double-glazed window to the side aspect.

Outside

Occupying a desirable corner plot, the property benefits from a front lawn and an additional lawn to the side. Off-road parking space is available on the driveway, with gated access leading to an enclosed rear garden. The garden features a slab-paved patio, a lawn area, fenced boundaries, and a timber garden summerhouse/ shed.

Location

Situated in the desirable area of Stretton, the home is conveniently positioned for a wide range of local amenities, including shops, public houses, and everyday conveniences. The A38 provides excellent transport links, offering easy access to Derby, Lichfield, and beyond.

This property is offered with no upward chain, with immediate vacant possession available. All viewings are strictly by appointment only.

Welcoming Hallway

Lounge

14'1 max x 11'9 max

Kitchen Diner

11'9 x 7'9

Bedroom One

11'9 x 7'6

Bedroom Two

8'0 x 8'8 to wardrobes

Bathroom

6'2 x 5'8

Parking Space & Garden

Property construction: Standard

Parking: Drive on shared site

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Wall Heater

Council Tax Band: A

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority: East Staffordshire Borough Council

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

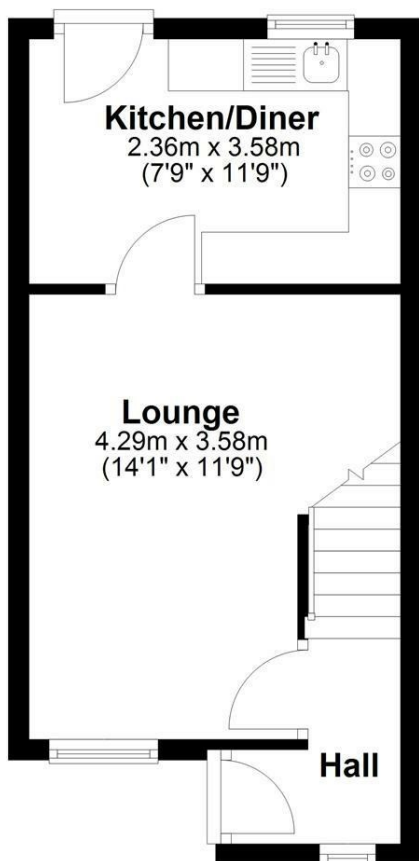
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. 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. Draft details awaiting vendor approval and subject to change

Title Plans - This copy is not an 'Official Copy' of the title plan. HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. Draft details awaiting vendor approval and subject to change.

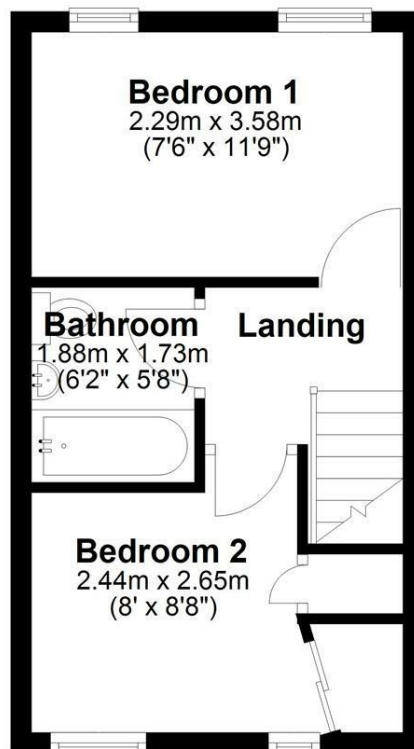




**Ground Floor**



**First Floor**





**Council Tax Band A      Freehold**

## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           |                                                                                                             |
| (81-91) <b>B</b>                            |           | <b>88</b>                                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>50</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>