

Bladon View

Stretton, Burton-on-Trent, DE13 0JE

John
German





Bladon View

Stretton, Burton-on-Trent, DE13 0JE

£237,500

Well presented throughout & ready to move into with no chain is this semi detached home offering plenty of space with 3 bedrooms, modern shower room, spacious living room, lovely dining room, fitted kitchen, low maintenance gardens, a superb carport & garage, perfect as a hobby/workshop space.



John German 

Ideal for a family or for those wanting to downsize without compromising on space this superb home is well worth a viewing.

Situated just a short walk from the centre of Stretton with a choice of shops, amenities and pubs together with schools for all ages closeby plus excellent transport links via the A38 and A50.

Astand out feature of this home is the long carport with a tiled floor leading through to the garage which has an electric door. This would make a fantastic hobby/workshop space, for motorbikes or a variety of other uses.

The property is set behind a generous frontage with the drive providing ample parking with a raised planting bed. To the rear is a lovely low maintenance garden that has been paved with a pergola and two useful sheds.

The front door opens into a welcoming hall having a feature staircase with glass panelling adding a contemporary look. The spacious lounge has an inset electric fire, plenty of room for furniture and French doors opening into the dining room that has a roof lantern over allowing lots of natural light.

The kitchen has a range of modern gloss finished units, space for appliance and French doors opening out to the rear.

Also on the ground floor is a generous double bedroom along with a superb modern shower room.

To the first floor the landing has doors off to a useful storage cupboard and two further bedrooms - the largest of which is a good double sized room while the second is a comfortable single.

This is a great home, deceptively spacious, versatile and ready to move into.

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. Probate has been granted.

The loft conversion was carried out many years ago by a previous owner and the current owners have no information regarding it.

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

Broadband type: Not currently connected

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

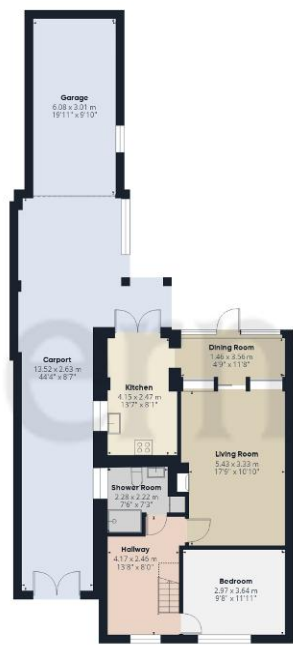
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22042026

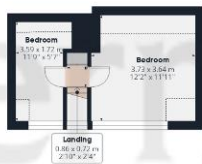
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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

140.7 m²
1513 ft²

Reduced headroom

5.2 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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.

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		
69-80	C		71 C
55-68	D	64 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



