

Church Road

Stretton, Burton-on-Trent, DE13 0HF

John German



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£350,000

NO CHAIN

This extended character 1930s semi detached offers an ideal family home on a superb plot with a large rear garden. There is a wonderful reception hall, two light and spacious reception rooms, an extended breakfast kitchen, three bedrooms and a superb bathroom. A well-established location.



This charming 1930s semi detached home is full of character and sits on an amazing garden plot perfect for families. Conveniently located near well-regarded schools, within easy walking distance of local shops, and benefiting from excellent transport links, it offers a fantastic all-round lifestyle.

Set back behind a generous frontage, the property features a driveway leading to a practical carport, alongside a neatly lawned front garden.

The porch opens into a wonderful reception hall - an impressive space with high ceilings, a feature staircase, and stained glass windows flanking the front door. Doors lead off to the main rooms, and there is also a convenient guest WC. The dining room is generously sized with a bay window framing views to front. This room could alternatively be used as a family/TV room. The lounge offers an ideal space to relax with a living flame gas fire and an archway leading to an extension, creating a lovely sitting/garden room with patio doors opening out to the garden. The kitchen has also been extended to include a light and airy breakfast area with window and doors to the side, together with a well-appointed kitchen area having fitted white units, an integrated oven, hob and fridge/freezer, with a window framing garden views.

The staircase rises to a good size landing with a window to side and doors leading off. There are three bedrooms - two large doubles and a comfortable single. The bathroom has been superbly appointed with a large walk-in shower, bath, vanity units with basin and WC. There is also a storage cupboard housing the central heating boiler, and a window to rear.

Outside, to the rear is a generously sized garden with a paved patio ideal for garden furniture, extensive lawn, borders and side access from the drive.

Agents notes: Viewing strictly by appointment with the agent.

The property is not yet on the Land Registry, though the owner has begun the process to get it registered.

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 & carport

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 C

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

Our Ref: JGA/20032026

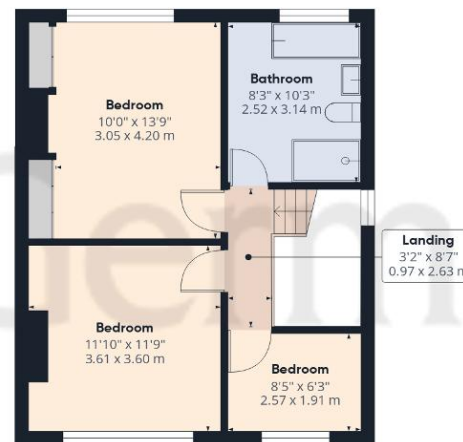
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1151 ft²

106.9 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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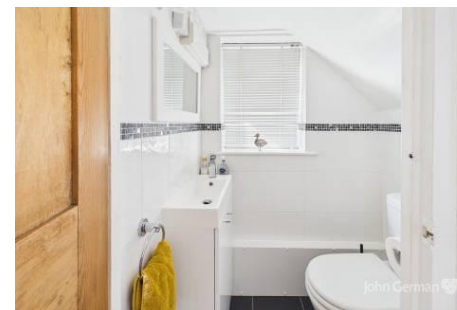
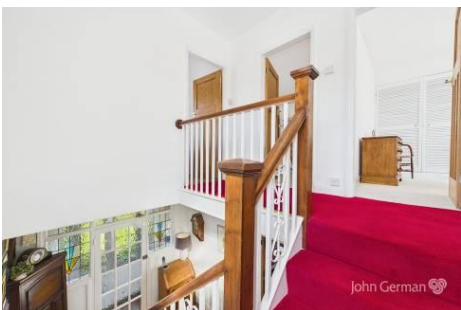
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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