

Severn Close

Stretton, Burton-on-Trent, DE13 0YB

John 
German





Severn Close

Stretton, Burton-on-Trent, DE13 0YB

£475,000

Extended detached home on a lovely corner plot offering spacious, flexible family living. Features include three reception rooms, a stunning orangery with bi-fold doors, breakfast kitchen, principal bedroom with dressing room and ensuite, family bathroom, wide driveway and low-maintenance gardens.

Situated in the sought-after and established Athlestan Way, this superb detached home enjoys a peaceful setting close to green spaces, schools and local shops. Stretton village centre offers a wide range of everyday amenities, while excellent access to the A38 and A50 makes commuting straightforward.

The property is positioned on a corner plot having a wide drive with an EV charger.

The front door opens into a welcoming hall with stairs rising to the first floor and doors leading off to the ground floor accommodation including the guest WC.

The lounge is a light and spacious room, currently used as a dining room, with a window framing views to front and patio doors opening out to the rear garden.

Across the hall is a good size breakfast kitchen fitted with a range of units, a breakfast bar, an integrated dishwasher and space for a range style cooker. This sociable room has an open plan feel with space for sofas.

Off the kitchen is useful utility space and a door to a family room which would make an ideal sitting room, home office, gym or fifth ground floor bedroom if needed.

The highlight of the house is a wonderful orangery, a light filled room with a huge roof lantern and with wide bifold doors. This stunning room opens out to the low maintenance garden which features a paved terrace, artificial lawn and a side gate. We understand the green shed/summer house is not included in the sale.

The landing has doors leading off to four bedrooms. The master suite boasts a large dressing room, a lovely double bedroom and a well appointed ensuite shower room. Bedroom two has been extended to offer a versatile space with a bedroom area and ideal study/gaming space. Bedroom three is a double room and bedroom four is also of a good size, currently used as an office. The bathroom is well designed with both a bath and a separate shower.

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

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/24062026

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.

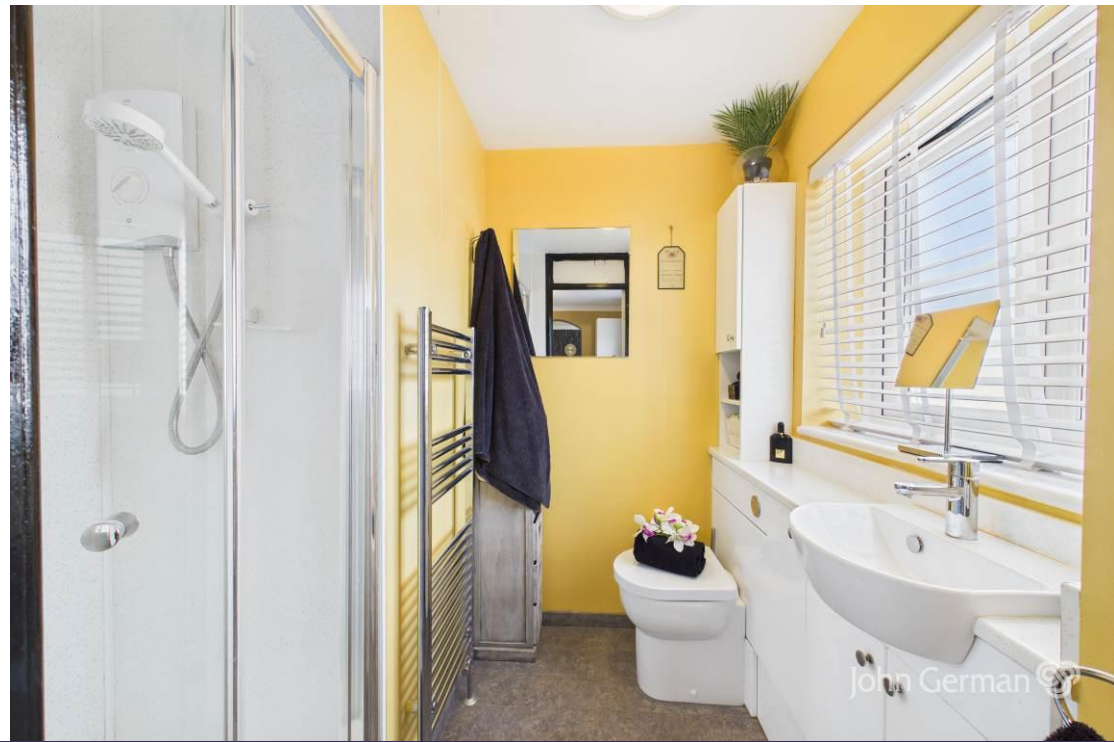
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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

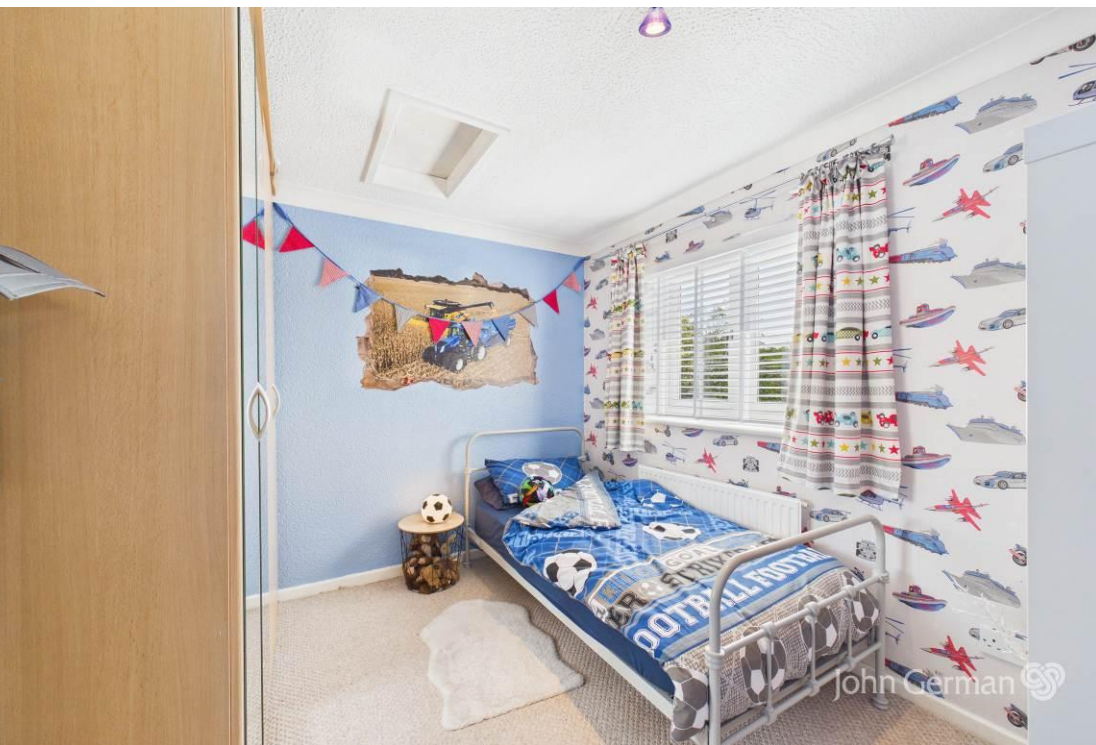
















Agents' Notes

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

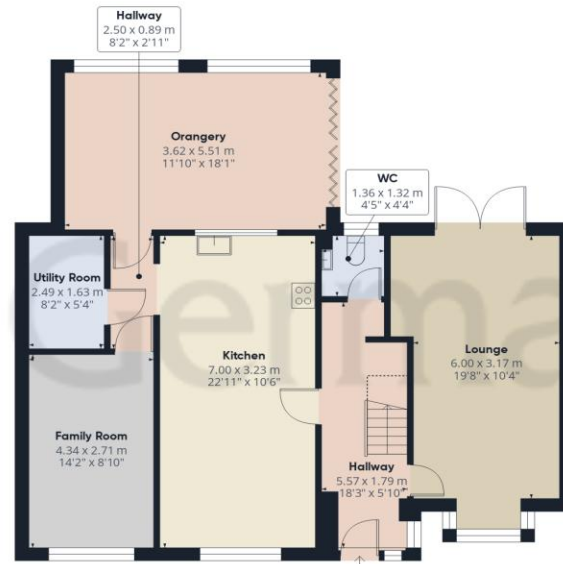


John German
 129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
 01283 512244
 burton@johngerman.co.uk

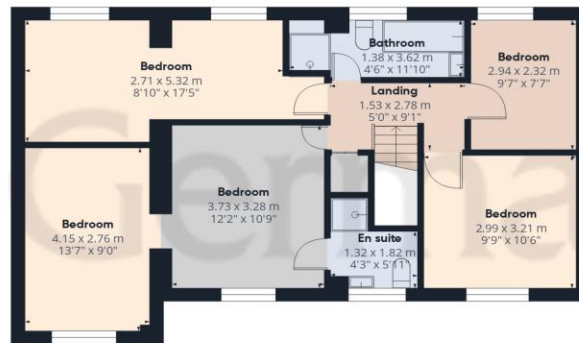
Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





Ground Floor



Floor 1

Approximate total area⁽¹⁾

159.3 m²

1714 ft²

Reduced headroom

1.4 m²

15 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

