



Beech Avenue, Stretton, Burton-On-Trent, DE13 0DT

Nicholas
Humphreys

£230,000

**** Semi Detached ** High Standard Interior ** Generous Garden Plot ****

Situated in the heart of the popular village of Stretton, this beautifully presented and extended traditional semi-detached home occupies an impressive plot with a substantial rear garden and extensive off-road parking.

The accommodation includes a bay-fronted lounge, separate dining room, stunning extended fitted kitchen with integrated appliances and French doors, utility room combined with a guest cloakroom, two double bedrooms and a modern family bathroom.

Outside, the property benefits from a detached garage, gated side access and a large rear garden ideal for families and entertaining. Conveniently located close to village amenities, schools, bakery and excellent A38 commuter links to Derby, Burton upon Trent and Lichfield. Viewing is highly recommended.



The Accommodation

Located in the heart of the highly regarded village of Stretton, this traditional extended semi-detached home is presented to an exceptional standard throughout and occupies a particularly generous plot, offering substantial accommodation ideal for a wide range of purchasers.

The accommodation is accessed via a double-glazed side entrance door leading into a welcoming reception hallway, having a radiator and staircase rising to the first-floor accommodation. A door leads through to the front reception room & enjoys a walk-in uPVC double-glazed bay window, additional side aspect window and radiator, creating a bright and inviting living space.

To the rear of the property, the separate dining room offers laminate flooring, radiator and a useful understairs storage cupboard, with open access leading into the impressive extended dining kitchen. The modern fitted kitchen has been thoughtfully designed and features an extensive range of gloss-fronted base cupboards and drawers with matching eye-level wall units. Preparation work surfaces incorporating a four-ring electric hob with angled extractor canopy above, twin built-in ovens and integrated fridge, freezer and dishwasher. A breakfast bar area provides an informal dining space, upright contemporary radiator, rear-facing uPVC double-glazed window and skylight windows flood the room with natural light. French patio doors provide direct access onto the rear garden, making this an ideal space for entertaining and family living.

A useful utility room combined guest cloakroom complete the ground floor accommodation. This versatile space provides appliance spaces for a washing machine and tumble dryer, stainless steel sink unit, wall-mounted gas-fired combination boiler supplying the domestic hot water and central heating system, radiator, WC and a side-facing uPVC double-glazed window.

To the first floor, the landing provides access to two generous double bedrooms and the family bathroom. The master bedroom occupies the front elevation and benefits from a walk-in bay window together with a selection of fitted double wardrobes. The second double bedroom overlooks the rear garden and includes a useful over-stairs storage cupboard. The contemporary family bathroom is fitted with a three-piece white suite comprising WC, wash hand basin and P-shaped bath with shower over and curved glazed screen. Complementary wall tiling, heated chrome towel rail, built-in airing cupboard and uPVC double-glazed window complete the room.

Externally, the property is set back from the road behind an extensive block-paved frontage providing off-road parking for several vehicles. Double gates lead through to the rear garden and detached garage. A particular feature of this home is the substantial rear garden, offering a generous paved patio seating area adjoining the property, leading onto an extensive lawned garden with a further patio area positioned at the far end. The garden is enclosed by a mixture of fencing and wall boundaries, creating an excellent outdoor space for families and entertaining alike. The property also benefits from a detached single garage.

Beach Avenue enjoys a sought-after village location within Stretton, offering a wide range of local amenities including village shops, bakery, schools and everyday conveniences. Excellent transport links are available via the nearby A38, providing straightforward access to Derby, Burton upon Trent, Lichfield and surrounding centres. This beautifully presented extended home combines traditional character with modern living, occupying an impressive plot. Early viewing is highly recommended and strictly by appointment only.

Hallway

Lounge

14'8 max 10'0 +bay

Dining Room

11'0 x 9'5

Kitchen

13'11 x 8'8

Utility Combined WC

8'0 x 4'9

Bedroom One

14'8 max into recess x 10'6

Bedroom Two

11'4 x 8'5

Bathroom

8'6 x 6'0

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

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

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

An on-site management fee may apply to all modern or new developments.

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

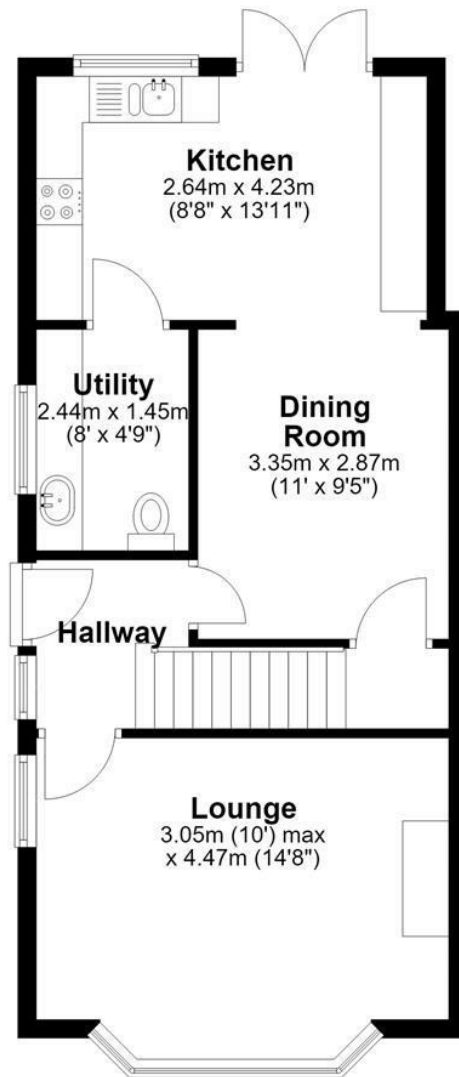




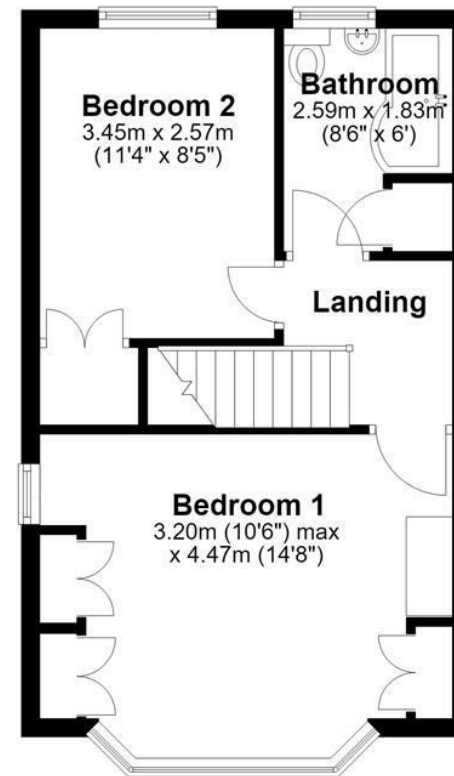




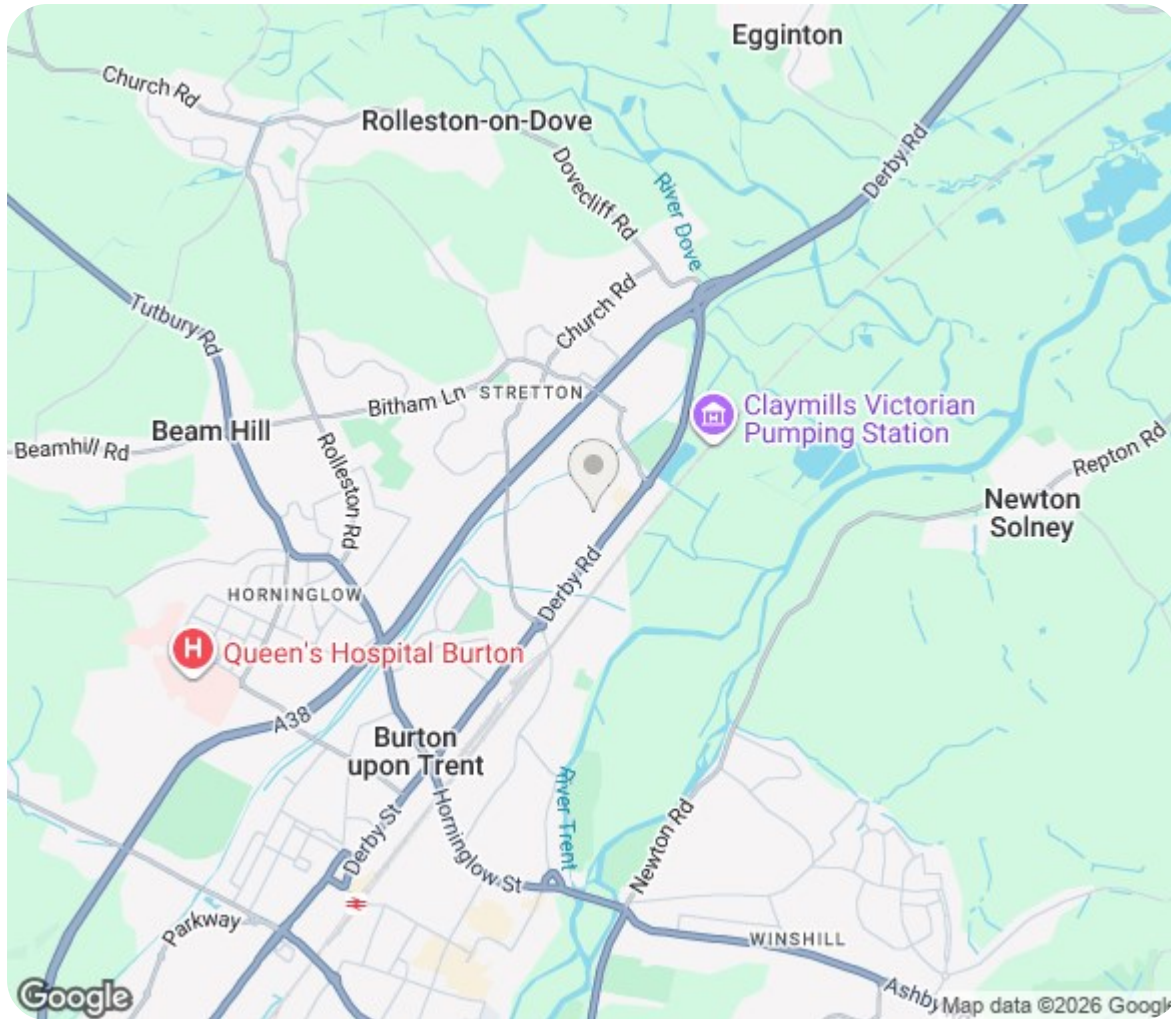
Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band B Freehold

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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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>

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