

# Horton Avenue

Stretton, Burton-on-Trent, DE13 0DP



A well-presented and spacious traditional 1930s semi-detached home, situated in the highly sought-after area of Stretton. Offering approximately 1,020 sq ft of versatile accommodation, the property features three bedrooms, two reception rooms, a sunroom, study, modernised bathroom, off-road parking and a landscaped rear garden.

Guide Price £220,000

John German 

This traditional 1930s semi-detached home offers generous and versatile accommodation arranged over two well-proportioned floors, retaining the classic layout and character synonymous with properties of this era.

The home is entered via a welcoming entrance hallway, setting a warm and inviting tone from the outset. To the front of the property sits a spacious formal dining room, enhanced by a large bay window which floods the room with natural light and creates a striking focal point. Flowing through to the rear is a comfortable living room, providing an inviting space for everyday relaxation.

The kitchen is well-appointed and practical in design, fitted with ample wall and base units offering excellent storage, along with space for a cooker, washing machine and fridge freezer, complemented by an extractor fan. A ground floor WC adds modern convenience, while the rear sunroom provides a light-filled additional reception space ideal for enjoying views over the garden.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefitting from a large bay window, echoing the character of the reception room below. A useful study offers excellent flexibility, while the recently refurbished family bathroom comprises a shower over bath, WC and hand wash basin with vanity unit, towel radiator and majority tiling, finished to a modern and tasteful standard.

Externally, the property boasts a versatile rear garden featuring a patio area, AstroTurf lawn and a raised decked section, providing a variety of spaces for outdoor dining, entertaining and relaxation. Side access leads to a additional space ideal for garden sheds or outdoor storage, while the front driveway offers off-road parking for two vehicles.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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 B

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

**Our Ref:** JGA26012026

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 1<sup>st</sup> 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 tsj  
APPROVED CODE  
TRADING STANDARDS.UK

John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244

burton@johngerman.co.uk

#### 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.

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