

Bitham Lane

Stretton, Burton-on-Trent, DE13 0HA

John German 



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£350,000

Set on a on a large garden plot with a long drive and large timber outbuilding/workshop located on a highly regarded tree lined road is this light 1930s detached home with two reception rooms, breakfast kitchen and conservatory ready to move into and with lots of potential.

Bitham Lane is a lovely established tree lined road, close to the centre of Stretton with a choice of shops and amenities just a short walk away together with both primary and secondary schools in reach and excellent transport links with the A38/A50 just a short drive away.

This home with a light and airy interior decorated in white is ready move into yet with plenty of potential to extend (subject to planning) set on a large established plot.

Set well back from the road behind a mature front garden with a long drive adding plenty of parking. To the rear the lawned gardens offer plenty of outdoor space and there is the unique advantage of a large timber outbuilding perfect for car/motorbike enthusiasts and those wanting a good size workshop.

A side door opens into a welcoming hall with stairs and doors leading off. The lounge with a bay window framing views to front and a fireplace offers an ideal room to relax and across the hall is a large dining room ideal for families and entertaining with a bay window to side and a useful understairs cupboard.

The kitchen has been modernised with a range of fitted units with an integrated oven/hob with space for other appliances, breakfast bar, windows with views to side and rear and a conservatory adding a space with garden views and a door to rear.

To the first floor the landing has doors leading off. The master bedroom is superb large room with views to front and an ensuite WC, there may be potential to divide more space off from the bedroom to create a full ensuite. Bedroom two is to the rear with fitted storage and window to side, bedroom three is a single and all three share a superb refitted bathroom.

This is a great house in a lovely spot with plenty of natural light and lots of potential ideal for those wanting to be able to add to their home in the future.

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:** Mains 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 C

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

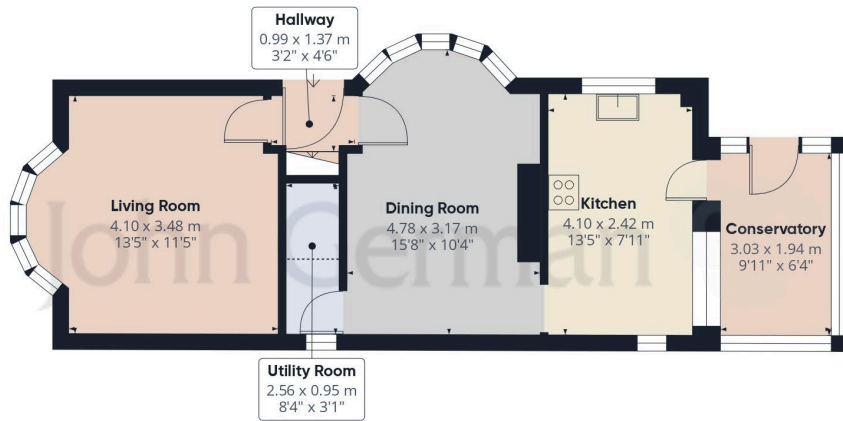
Our Ref: JGA26062026

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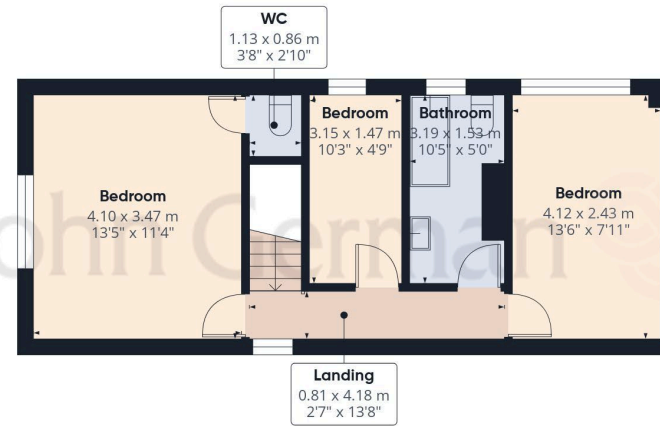
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



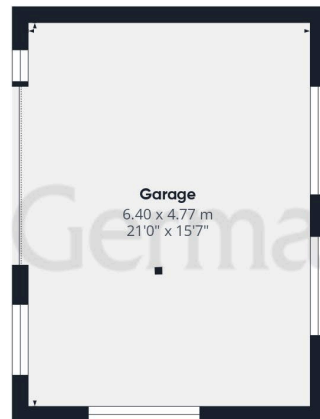




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

117.5 m²
1264 ft²

Reduced headroom

1 m²
11 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.



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		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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