



Beech Lane  
Stretton Burton-On-Trent

burchell  
edwards



### Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom End-Of-Terraced family home, situated in the popular Stretton village. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a low maintenance front garden providing an enhanced element of privacy as this pushes you away from the footpath, while also providing off road parking for multiple vehicles. Internally, the property has been finished to a tify standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, a wonderful dining room along with a functioning kitchen to the rear. On the first floor of the property you will be greeted to 2 great sized double bedrooms along with the property's family bathroom which has been finished to a nice standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area, a wonderful decking seating area as well as a generous sized artificial lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

### Lounge

Wooden floor, window to front elevation, pendant light, central heating radiator, birch fireplace, wall light.

### Dining Room

Carpet flooring, pendant light, central heating radiator x2, wall light x3, doors leading to rear garden, open plan staircase leading upstairs.

### Kitchen

Tiled flooring, central heating radiator, doors to rear garden, spotlights, window to rear elevation, window to side elevation, integrated oven & hobs, resin sink & drainer, plumbing for washer, cupboards over counters.

### Landing

Carpet flooring, pendant light, central heating radiator, loft access.

### Bedroom One

Carpet flooring, window to front elevation, central heating radiator, pendant light.

### Bedroom Two

Carpet flooring, window to front elevation, central heating radiator, pendant light.

### Family Bathroom

Wooden flooring, window to rear elevation, pendant light, central heating radiator, integrated storage cupboard (boiler location), low level flush W/C, hand wash basin, shower over bath.

### Front Garden

Gravel driveway providing off road parking.

### Rear Garden

Enclosed rear garden, good level of privacy, gate leading to the front of the property, large gravel area, decking seating area, artificial turf area.









Total floor area 91.1 m<sup>2</sup> (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUT211558 - 0002