



£255,000

3 Bedroom Semi-Detached House for sale
46 FAIRHAM ROAD, STRETTON, BURTON-ON-TRENT





Overview

VIEW THE VIRTUAL TOUR - Beautifully presented and ready for immediate occupation, this impressive semi-detached home situated in the heart of the popular village of Stretton, offers versatile accommodation ideally suited to families, first-time buyers or those looking to downsize. CHAIN FREE!



Key Features

- VIRTUAL TOUR AVAILABLE
- Beautifully presented semi-detached home, ready to move into
- Ideal for families, first-time buyers or those looking to downsize
- Convenient location close to Stretton village amenities and schools
- Bright lounge with picture window and French doors to dining room
- Modern fitted kitchen with integrated oven and hob
- Three bedrooms including two doubles and a contemporary bathroom
- Long driveway providing ample off-road parking and detached garage
- Excellent transport links via the A38 and A50
- BOOK YOUR VIEWING VIA OUR EWEMOVE WEBSITE





CHAIN FREE - Beautifully presented and ready for immediate occupation, this impressive semi-detached home offers versatile accommodation ideally suited to families, first-time buyers or those looking to downsize. Situated in the heart of the popular village of Stretton, the property enjoys convenient access to a wide range of local amenities including Co-Op stores, a bakery, pubs, eateries, takeaways and schools, along with excellent transport links via the nearby A38 and A50.

The property is set back from the road behind a long driveway to the side, providing ample off-road parking and leading to a detached prefab garage.

On entering, a spacious entrance porch offers practical space for coats and footwear before opening into the main living areas. The lounge is bright and welcoming, featuring a large picture window that allows plenty of natural light to flood the room while enjoying pleasant front-facing views.

From here, French doors lead into the dining room, an ideal space for family meals and entertaining. This room also benefits from a convenient downstairs WC. A rear door opens out onto the beautifully landscaped garden, designed for low-maintenance living with a paved patio area and artificial lawn.

The modern kitchen is fitted with a range of stylish units complemented by contrasting worktops, incorporating an integrated oven and hob, along with space for additional appliances. There is also ample room to create a breakfast bar or casual dining area.

To the first floor are three well-proportioned bedrooms, comprising two generous double rooms and a single bedroom, all served by a contemporary refitted family bathroom.



Stretton is a vibrant village, offering an array of amenities and excellent schooling options. Its convenient location provides easy access to the A38, connecting to the A50 and East Midlands Airport. Additionally, Burton's town centre, with its wider range of facilities and a rail station, is within close proximity.

This superb home combines modern comfort, practical living and a highly convenient location, making it an excellent opportunity not to be missed.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway & garage

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: No.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: C.

proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and

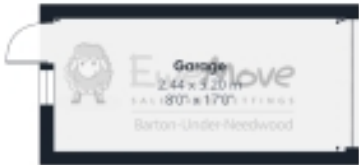
Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
94.2 m²
1015 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

