



Fairham Road, Stretton, Burton-On-Trent, DE13 0BT

Nicholas
Humphreys

Asking Price £235,000

A modernised and improved three-bedroom semi-detached home situated within the popular village of Stretton.

Offering an extensive front garden and driveway, spacious lounge, impressive open-plan dining kitchen with appliances, conservatory, two generous double bedrooms, good-sized third bedroom and a modern refitted bathroom.

Outside benefits from a detached garage and attractive enclosed rear garden. Conveniently positioned for local shops, village amenities and excellent access to the A38. Internal viewing highly recommended.



The Accommodation

A modernised and improved three-bedroom semi-detached property, pleasantly set back from the road with an extensive front garden and driveway providing ample off-road parking.

The accommodation opens with a UPVC double-glazed front entrance door leading into an enclosed entrance porch, having a UPVC double-glazed window and an internal door opening into the welcoming lounge.

Positioned to the front aspect of the home, the lounge features a UPVC double-glazed window to the front elevation, single radiator and a useful below-stairs storage cupboard. Glazed French doors open through to the impressive open-plan dining kitchen, which forms a particular feature of the property.

The dining kitchen offers a comprehensive selection of fitted base cupboards and matching eye-level wall units complemented by preparation work surfaces. Integrated appliances include a four-ring gas hob with extractor hood above, built-in double oven, fridge and freezer. A concealed gas-fired combination boiler supplies the domestic hot water and central heating system. There is ample space for dining with the breakfast bar area, single radiator and staircase rising to the first-floor accommodation. A UPVC double-glazed window and door provide access into the conservatory.

The conservatory provides an excellent additional reception space and is finished with ceramic tiled flooring, UPVC double-glazed windows and French patio doors opening onto the rear garden, with a polycarbonate roof above.

To the first floor, the landing provides access to an airing cupboard with doors leading off to the bedrooms and family bathroom. The property offers three well-proportioned bedrooms, including two generous double bedrooms positioned to the front and rear elevations, with the rear bedroom enjoying an attractive outlook across the garden. The third bedroom is also generously proportioned, making it ideal as a child's bedroom, guest room or home office.

The modernised and refitted family bathroom is fitted with a contemporary three-piece white suite comprising WC, hand wash basin with useful storage cupboard below and a P-shaped shower bath with fitted glass shower screen. A thermostatic shower with twin shower heads is positioned above the bath, complemented by a heated towel rail and UPVC double-glazed window.

Outside, the property is set well back from the road behind an extensive front garden and driveway providing ample off-road parking. Double gates from the driveway provide access to a single detached garage and the rear garden. The enclosed rear garden is mainly laid to lawn with a paved patio area providing an ideal space for outdoor seating and entertaining, all enclosed by fenced boundaries.

The popular village of Stretton offers a wealth of local amenities including various shops, a village bakery and public houses, together with convenient access to Burton-on-Trent and the A38, providing excellent commuter links to the surrounding major road networks.

Internal viewing is highly recommended to fully appreciate the accommodation and location on offer. All viewings are strictly by appointment only.

Porch

Lounge

4.85m x 3.61m (15'11 x 11'10)

Kitchen Diner

3.63m x 4.88m (11'11 x 16'0)

Conservatory

4.52m max x 2.59m max (14'10 max x 8'6 max)

Bedroom One

3.66m max x 2.95m max (12'0 max x 9'8 max)

Bedroom Two

3.61m x 2.69m (11'10 x 8'10)

Bedroom Three

2.69m x 2.08m (8'10 x 6'10)

Bathroom

2.11m x 1.83m (6'11 x 6'0)

Garage, Driveway & Garden

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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.

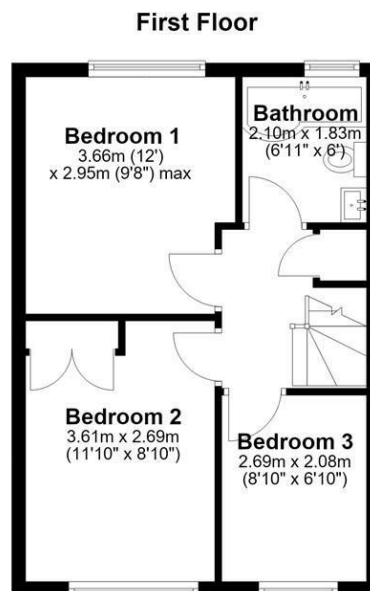
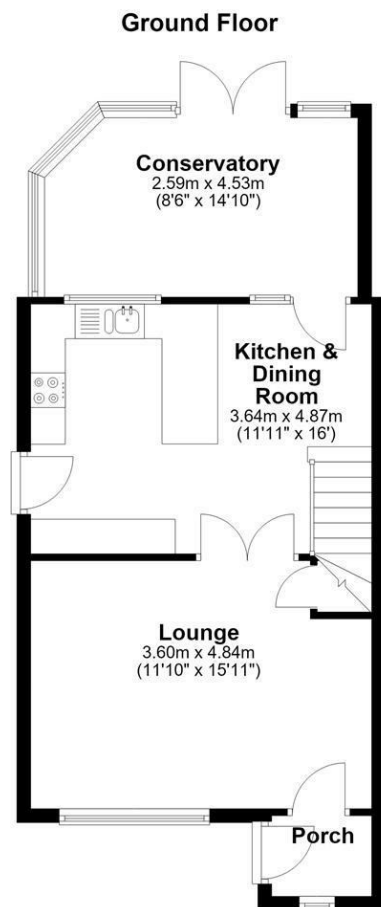
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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

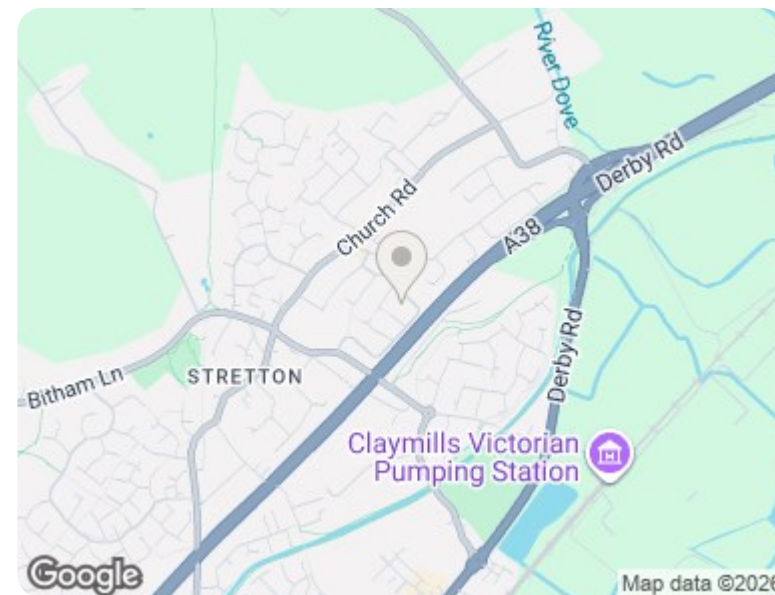








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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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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. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston 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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