

Horton Avenue

Stretton, Burton-on-Trent, DE13 0DP



This well-presented 1930's semi-detached home is situated on the popular Horton Avenue in Stretton, Burton-on-Trent, a well-regarded residential area known for its convenient access to local amenities, schooling and transport links. The property is offered for sale with no upward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase.

Offers over £180,000

John German

The property is entered via a welcoming entrance hallway, leading through to a bright front living room featuring a large bay window that allows plenty of natural light. To the rear is a second reception room, which would make an excellent snug, playroom or formal dining room. From here there is access to a pantry and an inner hallway leading to the downstairs bathroom.

The ground floor bathroom comprises a bath, WC and hand wash basin. Off the second reception room is the generous extended kitchen, fitted with a range of wall and base units and drawers, oven, gas hob with extractor fan, and space for a fridge, freezer and washing machine. The kitchen also offers ample room for a dining table or additional kitchen furniture, making it a fantastic family and entertaining space. To the first floor are three well-proportioned bedrooms. The main bedroom is a generous double, the second bedroom can comfortably accommodate a double bed, and the third bedroom is currently used as a single room but would also make an ideal study or nursery. Completing the first floor is the family bathroom, fitted with a shower cubicle, WC and hand wash basin.

The property benefits from a single-storey rear extension which has created the larger kitchen and downstairs bathroom. Subject to the relevant planning permissions, there is potential to extend above to create additional first-floor accommodation.

Externally, the rear of the property boasts a generous and attractive garden, featuring an initial covered patio area, a lawned section, and barked areas with raised beds - ideal for keen gardeners, entertaining or family use. To the front of the property is a driveway providing off-road parking for two vehicles.

Stretton offers a range of local amenities including shops, cafés, public houses and well-regarded schools, with Burton-on-Trent town centre providing a wider selection of shopping and leisure facilities. The area is well placed for commuters, with convenient access to the A38, A50 and surrounding road networks, along with rail connections from Burton-on-Trent station offering regular services to Birmingham, Derby and further afield. Combining practicality with a popular residential setting, this property represents an excellent opportunity for a range of buyers.

Agents notes: A previous sale did not proceed due to the buyer's mortgage lender's lending criteria regarding Japanese knotweed on a neighbouring property. The Japanese knotweed is not located within the boundaries of the property for sale and is situated on a neighbouring property, over 3 metres away. The current vendor has obtained an independent report regarding the Japanese knotweed. However, as individual mortgage lenders have differing lending policies, we strongly recommend that any prospective purchaser confirms their chosen lender's requirements before proceeding.

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: 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

Our Ref: JGA10022026

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 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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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 any 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.

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