Main Street

Stretton, Burton-on-Trent, DE13 0EA

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£400,000

Offering a unique combination of a spacious four bedroom home with a substantial 74 ft 9 former barn/workshop and a large former air raid shelter with permission to use as offices, totalling 3950 ft together with a good size drive, four bedrooms, three reception rooms and no chain.

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This traditional semi is perfectly placed in the centre of Stretton's amenities on your door step including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

This spacious house has the unique advantage of two substantial outbuildings ideal for a variety of uses, perfect for those needing large workshop/garage style space in a 74 ft 9 wide former barn along with a large former village air raid shelter with permission to use as office space.
The house itself is generously sized at 1786 ft with the barn and offices taking the total to 3950 ft, a huge amount of space with plenty of flexibility and potential.

The semi detached house has a ground floor layout ideal for families with a porch leading to the hall with stairs leading off. The lounge with two windows to the front and a side facing window with a window seat, a spacious room to relax. An arch off the lounge opens into the next reception room, an ideal dining room or work from home space.

The kitchen is substantial and has a range of units with windows to the side and rear plus a good size dining/breakfast room off. It is ready for modernisation and provides plenty of potential to create a stunning kitchen/dining/living space should a buyer wish. Off the kitchen is a useful utility and guest WC.

To the first floor there is plenty of bedroom space as well. A generous master has a wet room style shower room while the three further large bedrooms share a family bathroom with a bath and separate shower, ready to modernise in your own style.

There is a good size courtyard style garden to the rear.

The former air raid shelter is classed as office space, ideal for those needing substantial separate work space with a kitchenette area and WC.

The barn offers superb extra space, amazing for car/motorbike enthusiasts, as work space or a variety of other uses. It has a kitchenette, WC and store together with a large attic space.

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: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage:
Heating: The house, former air raid shelter and barn each have their own gas central heating systems. (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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18062026

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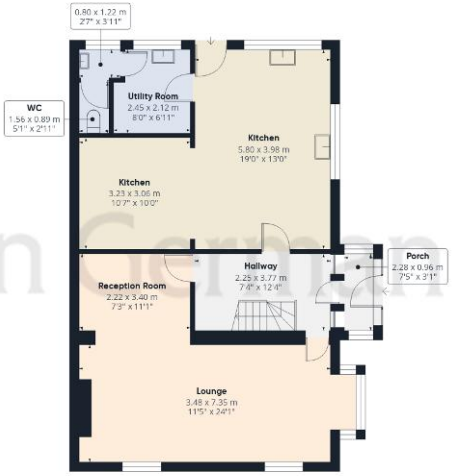

Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

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Approximate total area(1)

366.8 m²

3950 ft²

Reduced headroom

0.4 m²

5 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.

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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.

Agents' Notes

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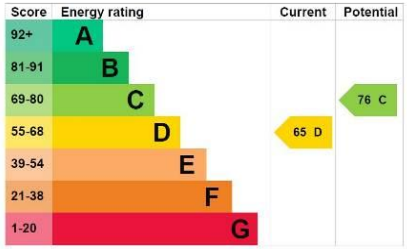
Referral Fees

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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