ABODE
SALES & LETTINGS

Beech Lane, Stretton, DEI3 0DX

Offers Over £230,000

https://www.abodemidlands.co.uk

Occupying a substantial plot and offering an impressive rear garden together with ample off-street parking and a detached garage, this well-presented three-bedroom character cottage provides deceptively spacious accommodation arranged over two floors. The property benefits from two generous reception rooms, a fitted breakfast kitchen, a ground floor family bathroom and two well-proportioned bedrooms with the third accessed through the master bedroom. Outside, the home enjoys a long-established rear garden together with a further gravelled area offering a variety of potential uses, whilst a shared access driveway leads to private parking and the garage. Viewing is highly recommended to appreciate the space on offer both inside and out.

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Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into the entrance hallway, where stairs rise to the first floor and doors lead to the principal reception rooms.

The living room is positioned to the front elevation and offers a well-proportioned space for sofas and living room furniture. A feature fireplace provides a focal point to the room, whilst French doors open directly onto the rear garden, allowing plenty of natural light and creating an excellent connection between the indoor and outdoor space.

The separate dining room is another generously sized reception room with ample space for a family dining table and additional furniture, making it ideal for both everyday dining and entertaining.

The breakfast kitchen is fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a sink with drainer, integrated oven, gas hob and space for further appliances. The room also provides space for informal dining and benefits from windows overlooking the garden together with a door providing external access.

Completing the ground floor is the family bathroom, fitted with a three-piece suite comprising a corner bath with shower attachment, wash hand basin and low-level WC. The bathroom is complemented by tiled walls and a window to the rear elevation.

First Floor

The first-floor landing provides access to three bedrooms.

The principal bedroom is a particularly spacious double room with a window overlooking the rear garden and ample space for a full range of bedroom furniture.

Bedroom two is another comfortable double bedroom enjoying views to the front elevation.

Bedroom three is accessed through bedroom two and is a single bedroom which would also lend itself well to use as a nursery, dressing room or home office depending on a purchaser's requirements.

Outside

To the front elevation, the property is set back behind a low-maintenance frontage enclosed by decorative fencing.

A shared side driveway provides access to the rear of the property, where there is off-street parking and a detached garage.

The rear garden is a particular feature of the home, offering a generous lawned section with established borders, planted beds and patio areas ideal for outdoor seating and entertaining. Beyond this lies a substantial gravelled area together with a greenhouse and further garden space, providing excellent versatility for those requiring additional storage, gardening opportunities or recreational use. The gardens are enclosed and enjoy a good degree of privacy, creating an attractive outdoor environment for families and keen gardeners alike.

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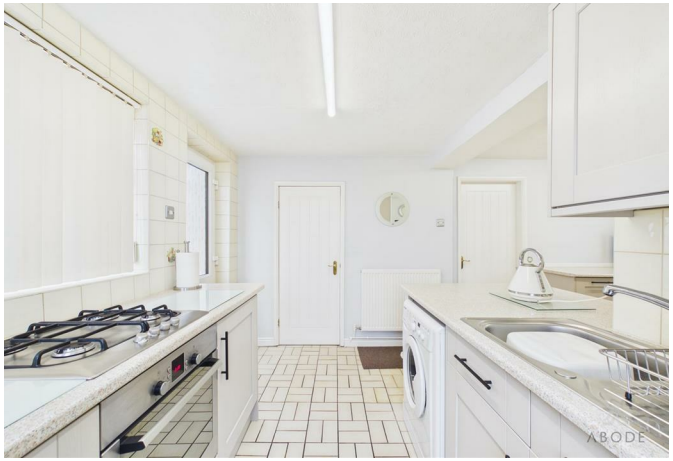
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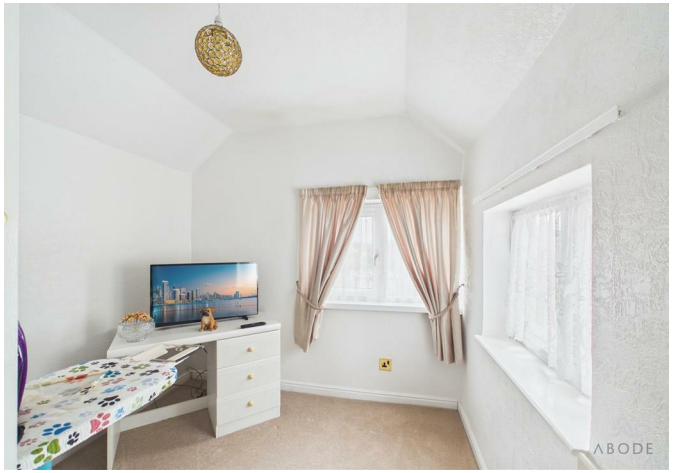


AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

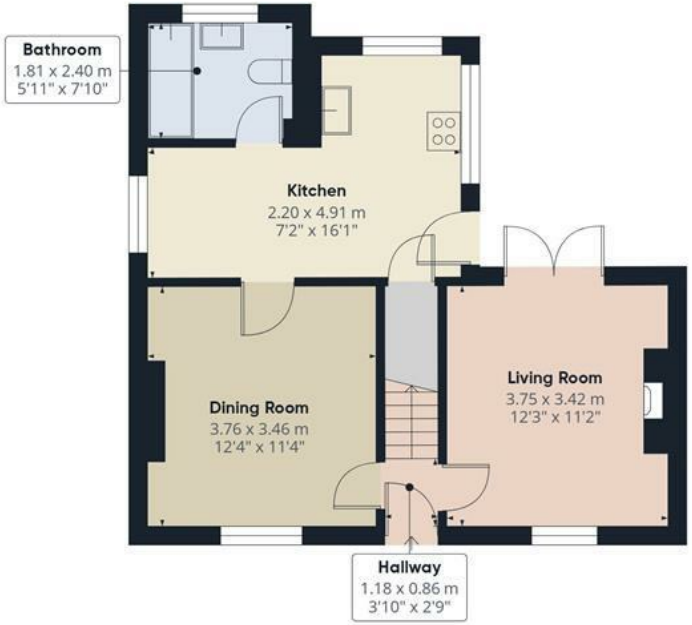
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

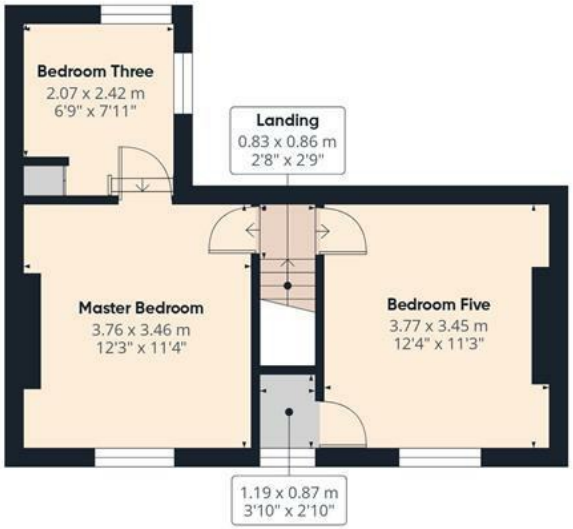
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor 0



Floor 1

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Approximate total area(1)

80.6 m²

869 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.

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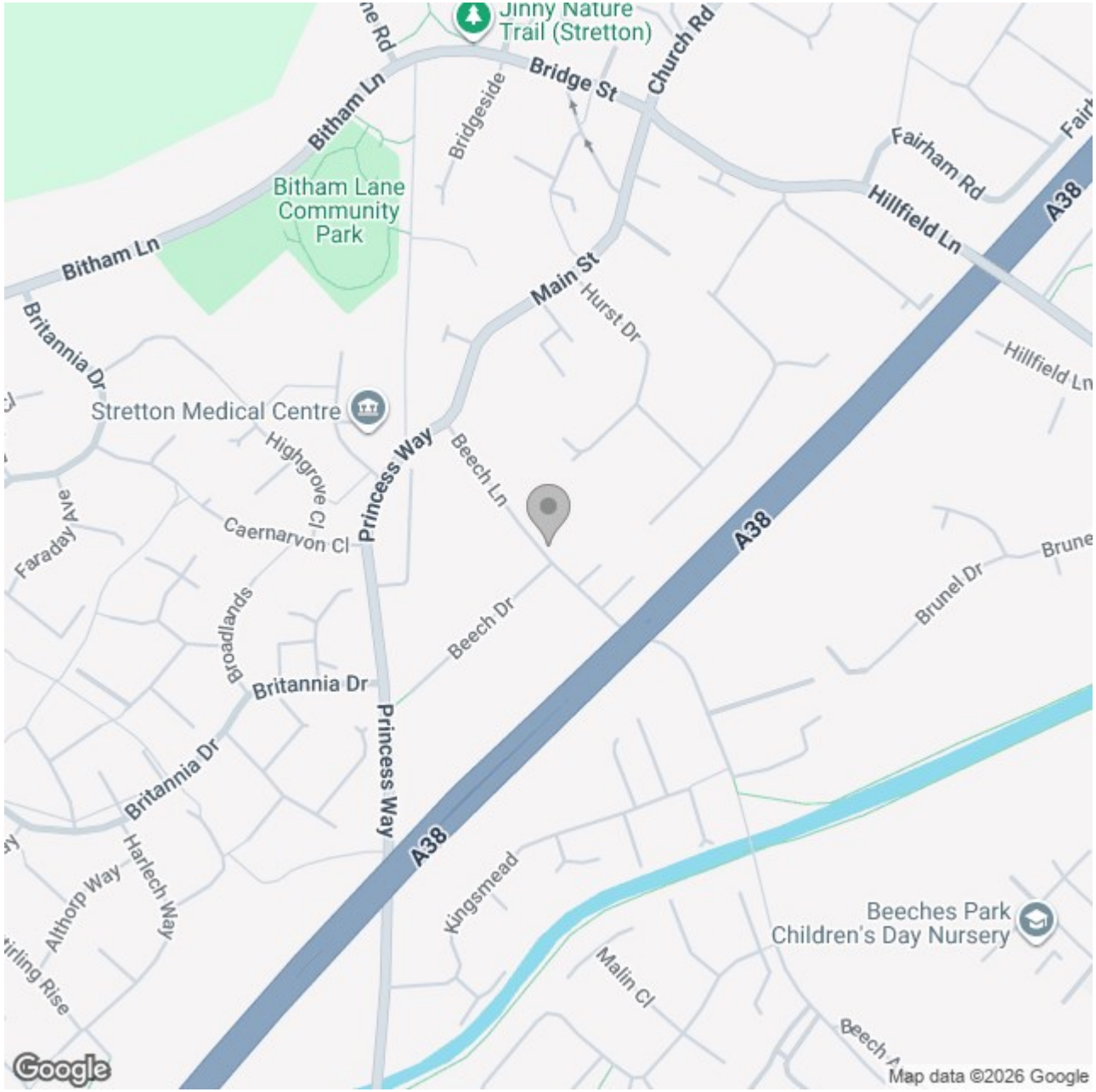

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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