



Moor Furlong, Stretton, Burton-On-Trent, DE13 0PD

Nicholas
Humphreys

Asking Price £315,000

**** Detached Home ** Corner Plot ** HMO Potential ** View By Appointment ****

A spacious detached home on a popular modern estate in the heart of Stretton. Moor Furlong offers highly versatile accommodation and excellent potential to create a superb family home.

Previously used as an HMO, the property features four bedrooms all with en suites, multiple reception areas, and an impressive open-plan kitchen diner overlooking the rear garden. Positioned at the head of a private shared driveway with off-road parking, the home is ideally located for local amenities and access to the A38. A unique opportunity with flexible living space, viewing highly recommended.



The Accommodation

Situated on the desirable modern development in the heart of Stretton, Moor Furlong is a detached property and presents an excellent opportunity for a growing family or buyer seeking a home with highly versatile accommodation. Formerly and currently used as a house in multiple occupation, the property offers great scope for improvement and reconfiguration, allowing a purchaser to adapt the existing layout to create a substantial and comfortable family home.

The accommodation opens with a welcoming reception hallway, having a staircase rising to the first floor. On the front elevation is the original lounge, featuring a uPVC double-glazed bay window, although this area is currently arranged to include an en suite shower room fitted with a WC, hand wash basin and shower enclosure. Also to the front of the property is the original garage conversion, now providing an additional reception room, again reflecting the home's HMO history, with a further en suite shower room comprising WC, hand wash basin and shower enclosure.

Occupying the rear aspect of the property is an impressive open-plan kitchen diner, a spacious and sociable area overlooking the rear garden and offering excellent potential as the heart of the home. The kitchen is fitted with a stylish range of gloss-fronted units together with a built-in double oven, electric hob with extractor hood above, space for an American-style fridge freezer and inset spotlights to the ceiling. There is ample room for a formal dining table and chairs, with windows and doors opening onto the rear garden. A separate utility room provides additional appliance space and further practicality.

The first floor has also been altered from the original layout, with each of the four bedrooms benefiting from its own independent en suite shower room, a feature which could prove particularly useful for larger families or multi-generational living. The two larger bedrooms are positioned on the front elevation and both enjoy built-in wardrobes, whilst the two further bedrooms are located to the rear aspect.

Outside, the property sits at the head of a shared driveway serving only two other homes, occupying an established plot with front garden and off-road parking to the front elevation. Gated side access leads to the enclosed rear garden.

The home is further enhanced by uPVC double glazing and gas central heating throughout. Conveniently positioned close to the many amenities available within Stretton, the property also offers excellent access to the A38, linking Burton with Derby and Lichfield. All viewings are strictly by appointment only.

This property is currently tenanted, they have been requested to leave, however this can cause a delay to the sale and purchase process and a status update will be provided at the point of offering as to whether the intending buyer wishes to pursue the purchase.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

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.

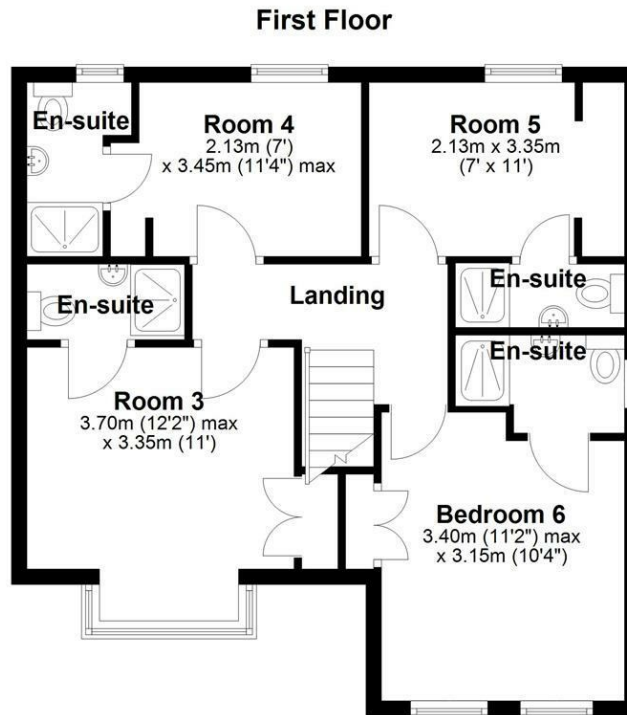
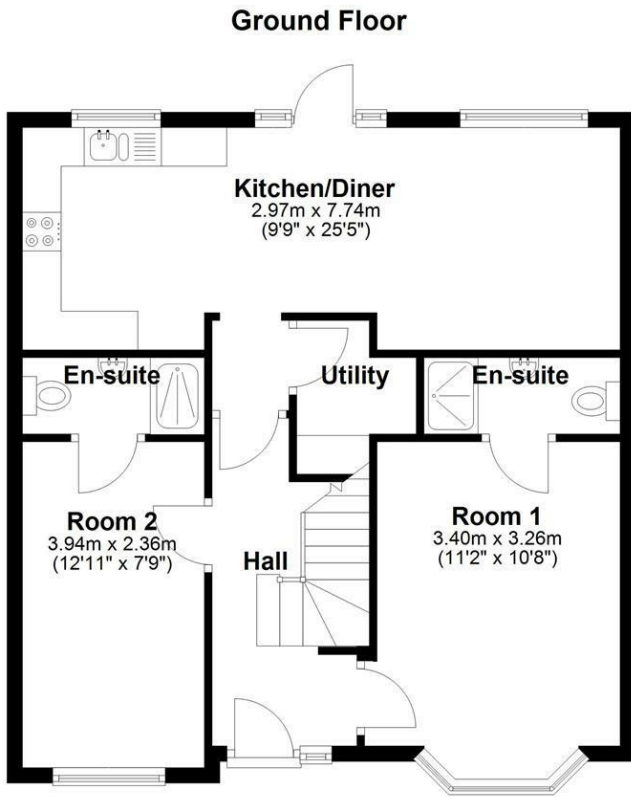
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

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		81
(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. 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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