Bitham Lane

Stretton, Burton-on-Trent, DE13 0HA







This traditional detached house offers an ideal project property with plenty of potential to modernise and extend (subject to planning) on a lovely tree lined road with two reception rooms, kitchen, three bedrooms, shower room all on a generous garden plot with a detached prefab garage. No Chain.

£300,000

John German

Set on a lovely tree lined road, close to schools for ages and the centre of Stretton with a range of shops and amenities in walking distance, and excellent access to the A38 for commuting.

Offering an ideal project property perfect for builders and investors with plenty of scope and potential to modernise, extend and improve into a superb home (subject to planning).

There is a generous front garden and opening to the drive. The front door opens into a good size hall. On the ground floor there are two spacious reception rooms each with fireplaces adding a character feature and a compact kitchen with garden views to rear. Off the hall is a useful pantry adding storage.

To the first floor the landing has doors off to three bedrooms, two doubles with rear garden views and bedroom three with views to front. The shower room is ready to be modernised.

To the rear there is a really good size lawned garden with a prefab garage backing onto a field.

This is a fantastic opportunity to renovate a home in your own style in a well regarded location.

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: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas (boiler not in working order)
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not connected
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA16102026
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.







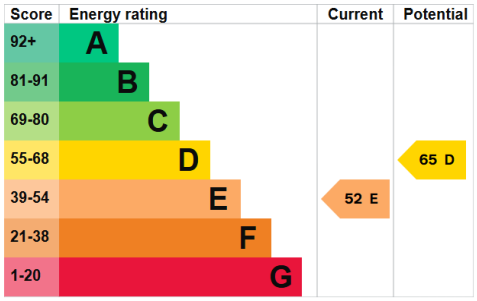












John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

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 and 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.