

Shrewsbury Road

Stretton, Burton-on-Trent, DE13 0JF



This lovely semi detached is positioned in an established and popular location close to schools and amenities. Offering plenty of potential to modernise in your own style, accommodation includes a porch, light lounge, dining room, kitchen, three bedrooms and bathroom. Available with the advantage of no chain.

£165,000



John German 

Bought new in 1964, this is the first time this home has been on the market. Offering a super opportunity for a buyer, with fantastic potential to modernise in their own style.

Whilst the property enjoys a nice cul-de-sac position on Shrewsbury Road, the location is handy for schools and the centre of Stretton is in walking distance with a choice of shops, pubs and amenities.

The porch opens into a light lounge with a fireplace, an open staircase to the first floor, and a door to the dining room which adjoins the kitchen, giving the potential to knock through. The kitchen is largely original with an opening to a sun room which leads to the rear garden.

To the first floor there are three bedrooms; two doubles and a single which share a family bathroom.

Outside, the house is set behind a front garden and a drive providing ample parking. To the rear is a good size garden with a lawn and path.

Available with the benefit of no chain, this property is ideal for investors and those wanting a project property to improve.

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: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: None

(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: JGA/18082026

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.



Ground Floor



Floor 1



John German

Approximate total area⁽¹⁾
94.8 m²
1021 ft²

Reduced headroom
1.4 m²
15 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.

GIRAFFE360





AWAITING EPC MEDIA

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent