

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AD



This traditional semi detached offers a superb blend of new and old set on a lovely tree lined road with a large garden, gravelled drive, spacious lounge with log burner, kitchen/diner, two good size bedrooms and a modern bathroom. all with the benefit of no chain.

£250,000



John German

Situated on a lovely tree lined road this traditional semi offers a superb blend of new and old in a popular non estate location. It has a generous drive and large rear garden with an impressive timber outhouse offering the potential for a variety of uses.

The entrance porch opens into the hall where stairs rise off to the first floor and a door opens into a light and spacious lounge with a bay window to front and a log burner providing the centre piece.

The impressive kitchen/diner is fitted with a range of gloss units, an integrated oven, hob and dishwasher plus a useful under stairs cupboard. The generous dining area has French doors out to the garden.

On the first floor there are two bedrooms, bedroom one is a good size double with a lovely outlook to front and bedroom two enjoys garden views and paddocks beyond. The well appointed contemporary bathroom has both a bath and a shower cubide.

The rear garden features a spacious paved terrace with steps up to a generous lawn enjoying a lovely backdrop over fields beyond. Side gated access leads to the front where lies a gravelled driveway providing ample parking.

- 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: Mains

(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/10102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Agents' Notes

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