



Beech Lane  
Stretton Burton-On-Trent

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### Property Description

Burchell Edwards are delighted to bring to market this exceptionally well-finished and sizeable 2 bedroom Terraced family home, situated in the popular Stretton village. Conveniently located, the property is well connected to main transport routes in-and-out of Burton-on-Trent and is within a moments' drive of the A38 to Derbyshire/Birmingham in either direction. The property welcomes you with a low maintenance, courtyard style front garden providing an enhanced element of privacy as this pushes you away from the footpath. Internally, the property has been finished to a modernised standard throughout and offers a ground floor consisting of a spacious lounge to the front of the property, a wonderful dining room along with a functioning galley style kitchen to the rear. On the first floor of the property you will be greeted to 2 great sized double bedrooms, both of which are capable of being the master, along with the property's family bathroom which has been finished to a modernised standard. Externally, the rear garden provides a truly peaceful setting which can be thoroughly enjoyed in the warmer months. With a patio slabbed seating area, a wonderful decking seating area at the rear of the garden as well as a generous sized lawn patch, the garden presents a perfect relaxation area with a level of privacy. Viewing of this amazing property is essential!

### Lounge

Wooden flooring, window to front elevation, pendant light, central heating radiator.

### Dining Room

Wooden flooring, window to rear elevation, pendant light, central heating radiator, storage cupboard x2.

### Kitchen

Tiled flooring, window to rear elevation, door leading to rear garden, pendant light, cupboards over counters, integrated oven & hobs, plumbing for washing machine, stainless steel sink & drainer.

### Bedroom One

Carpet flooring, pendant light, window to front elevation, central heating radiator.

### Bedroom Two

Carpet flooring, pendant light, window to rear elevation, central heating radiator.

### Family Bathroom

Wooden flooring, window to rear elevation, pendant light, integrated storage cupboard, central heating radiator, low level flush W/C, hand wash basin, shower over bath tub.

### Front Garden

Enclosed courtyard style garden, gravel area, pathway leading to doorway.

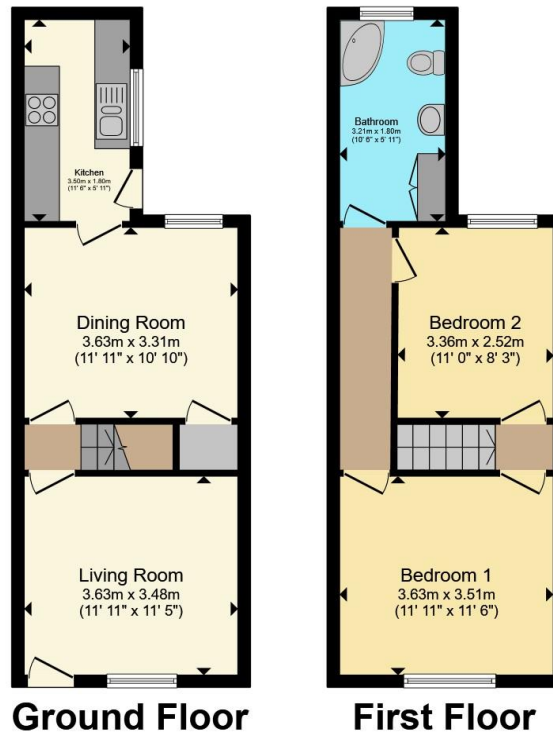
### Rear Garden

Enclosed rear garden, shared alleyway leading to front of property, patio slabbed seating area, large laid to lawn area, decking seating area at rear of garden.









Total floor area 69.3 m<sup>2</sup> (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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Britannia House Station Street  
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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: BUT211415 - 0002