



Conveniently positioned for Stretton's schools and shops, this improved four-bedroom home features solar panels & battery enhancing energy efficiency amongst the many attractive features including a full width lounge/dining room, spacious breakfast kitchen with built-in appliances and a refitted bathroom.

£350,000



John German



Stretton provides an excellent range of amenities including schools, shops and supermarkets plus access to the A38, A50, M1 and M6 with links to Burton, Derby, Uttoxeter, Lichfield and Birmingham.

A fantastic home with much improved green credentials with the addition of solar panels and a battery pack ideal for those seeking a more energy efficient property.

A storm canopy and double-glazed entrance door opens into the hall with open plan access to the kitchen and two further doors leading to the cloakroom and lounge dining room.

The good-sized breakfast kitchen features a comprehensive range of base and wall cabinets with wood block finish work surfaces, Belfast sink with mixer tap, dual aspect windows, ceramic tiled floor with underfloor heating and appliances including a range cooker with cooker hood over and a dishwasher. The kitchen also has provision for further appliances, a built-in loud speaker system, a staircase off to the first floor and a door to the cloakroom, fitted with a useful built-in cupboard and access to the garage.

The spacious lounge dining room occupies the full width of the property and features an attractive fireplace with marble finish inset and hearth, laminate flooring and double-glazed sliding doors lead out to an oak framed gazebo.

The first-floor landing with balustrade & glazed panels for a contemporary look has doors to four double bedrooms, one with built-in wardrobes, and a refitted family bathroom.

The superb refitted bathroom has a ceramic tiled floor with underfloor heating, built-in loud speakers, chrome finish radiator and a suite comprising; panelled bath with shower over and glazed screen, pedestal wash hand basin and WC.

Outside, the property is set behind a block paved driveway with ample parking for three cars which in turn gives access to the garage, having a remote-controlled insulated roller shutter door, light and an internal door to the cloakroom.

Gated side access leads to the enclosed rear garden with a block paved patio area,

oak framed gazebo and steps lead to the lawn where there is decking ideal for patio furniture. The oak framed gazebo features two heaters and light, providing an ideal space for outdoor entertaining.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

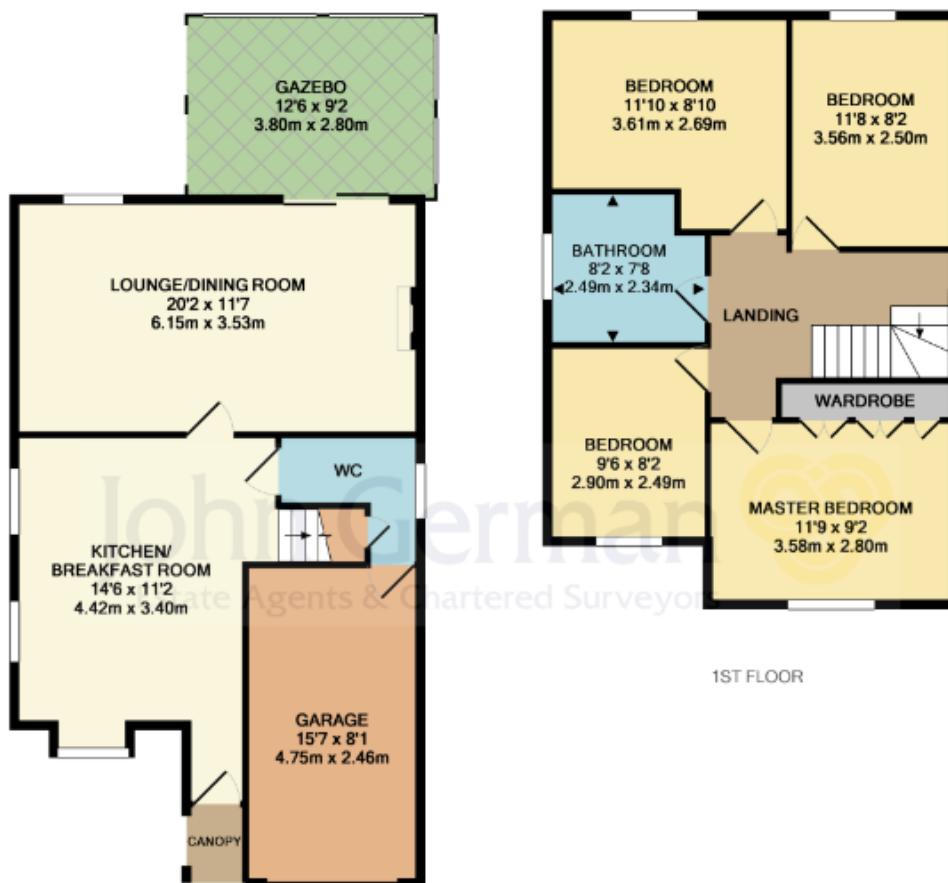
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

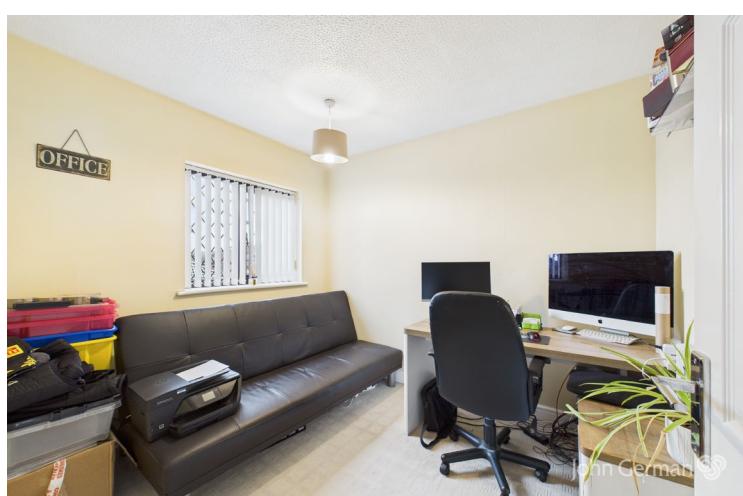
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA08122025

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#### Agents' Notes

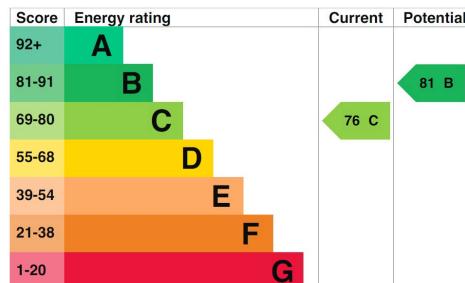
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#### Referral Fees

**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.

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