


**Glamis Close, Stretton, Burton on Trent, DE13 0HX**

Nicholas Humphreys

**Asking Price £180,000**

A well-presented modern semi-detached home, pleasantly positioned within a cul-de-sac in the popular village of Stretton.

The property offers a welcoming lounge, refitted kitchen with Bosch appliances and breakfast bar, useful utility area and separate home office.

To the first floor are two well-proportioned bedrooms and a modern fitted shower room. Outside, there is a lawned front garden, driveway providing parking and a generously proportioned enclosed rear garden with patio and lawn. Ideally located for village amenities and excellent access to the A38. Viewing highly recommended.





**The Accommodation**
A well-presented modern semi-detached home, pleasantly positioned within a cul-de-sac in the popular village of Stretton. Set back from the road behind a lawned front garden and driveway providing off-road parking, the property offers versatile accommodation including a refitted kitchen, separate utility area and useful home office, together with a generously proportioned rear garden.

The accommodation opens with a UPVC double-glazed front entrance door leading directly into the welcoming lounge. Finished with laminate flooring, the room features a fireplace, UPVC double-glazed window overlooking the front aspect and double radiator, with a staircase rising to the first-floor accommodation. An oak-finished internal door leads through to the refitted kitchen.

The kitchen is fitted with a wide selection of base cupboards and drawers complemented by matching eye-level wall units and preparation work surfaces incorporating a stainless steel sink. Integrated appliances include a Bosch five-ring stainless steel gas hob with extractor hood above and a Bosch double oven. There is also a useful breakfast bar area and freestanding plumbing and appliance space for a dishwasher. UPVC double-glazed windows overlook the rear garden, with a UPVC double-glazed door providing direct access outside. The kitchen is completed by ceramic tiled flooring and a double radiator.

An internal door from the kitchen leads into a useful utility area, originally forming part of the attached garage. This practical space houses the gas-fired combination boiler supplying the domestic hot water and central heating system, together with plumbing and appliance space for a washing machine, tumble dryer space above and additional space for a fridge freezer.

A sliding internal door leads from the utility area into the home office, also created from part of the former garage. Featuring timber cladding and a double radiator, this provides a useful and private workspace, ideal for those working from home.

To the first floor, the landing provides access to two well-proportioned bedrooms, the shower room and a useful airing cupboard.

The master bedroom extends across the front aspect of the home and benefits from UPVC double-glazed windows, radiator, a built-in storage cupboard positioned above the staircase and additional recessed wardrobe space. The second bedroom is also well presented, featuring laminate flooring, recessed wardrobe space, radiator and a UPVC double-glazed window.

Completing the first-floor accommodation is the modern fitted shower room, comprising a white suite with low-level WC, hand wash basin with useful storage cupboards below and a corner shower enclosure incorporating a thermostatic twin-head shower. Further features include a heated chrome towel rail, UPVC double-glazed window and contemporary light grey tile-effect shower boarding.

Outside, the property is set back from the road behind a lawned front garden with driveway providing off-road parking. To the rear is a generously proportioned enclosed garden, offering a paved patio area ideal for outdoor seating and entertaining, together with a lawn, fenced boundaries and garden shed. The front of the garage offers a store area located behind the electric roller door.

Glamis Close enjoys a pleasant cul-de-sac position within the popular village of Stretton, which offers a wealth of everyday amenities including local shops, bakery and public houses. The property is also conveniently positioned for access to Burton-on-Trent and the A38, providing excellent commuter links to the surrounding areas.

All viewings are strictly by appointment only.

**Lounge**
3.68m x 3.68m (12'1 x 12'1)

**Kitchen**
3.68m x 2.41m (12'1 x 7'11)

**Utility Area**
1.88m x 2.16m (6'2 x 7'1)

**Office Area**
3.73m max x 2.16m (12'3 max x 7'1)

**Bedroom One**
2.95m to wardrobe x 2.69m (9'8 to wardrobe x 8'10)

**Bedroom Two**
2.69m to wardrobes x 1.83m (8'10 to wardrobes x 6'0)

**Shower Room**
1.78m x 1.65m (5'10 x 5'5)

**Driveway & Garden**

Property construction: Standard
Parking: Drive (Shared side by side with neighbour)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: B
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents 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. 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. Draft details awaiting vendor approval and subject to change




THE CHEESE STATION


THE CHEESE STATION








"WOULD POOP HERE AGAIN."
THE POO ROOM

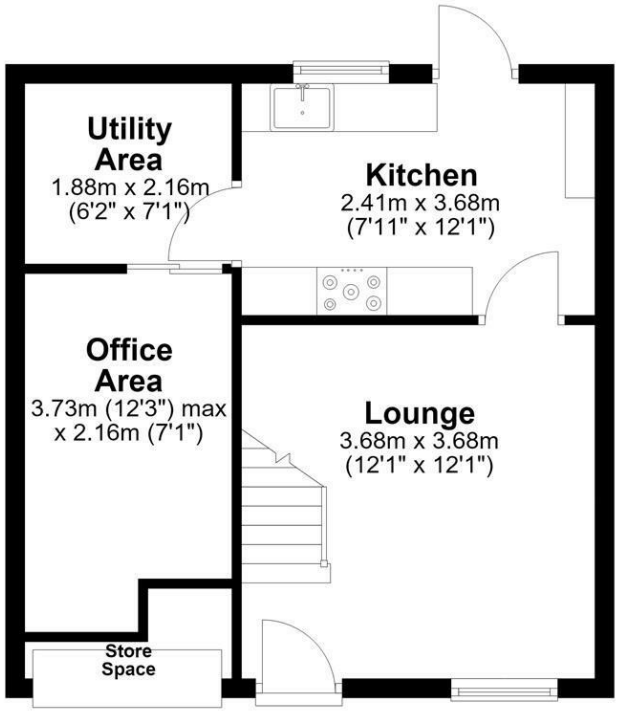

PlayStation
KONAMI



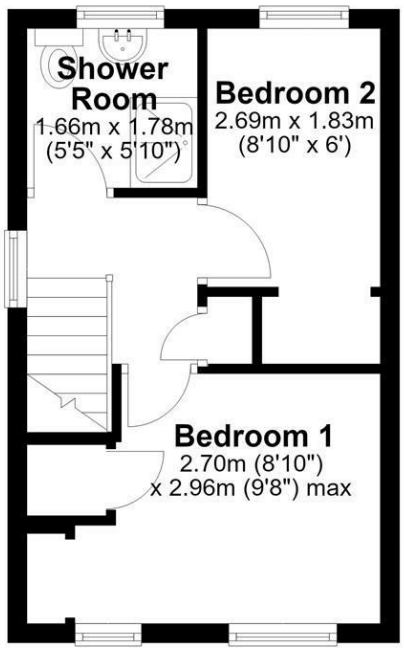




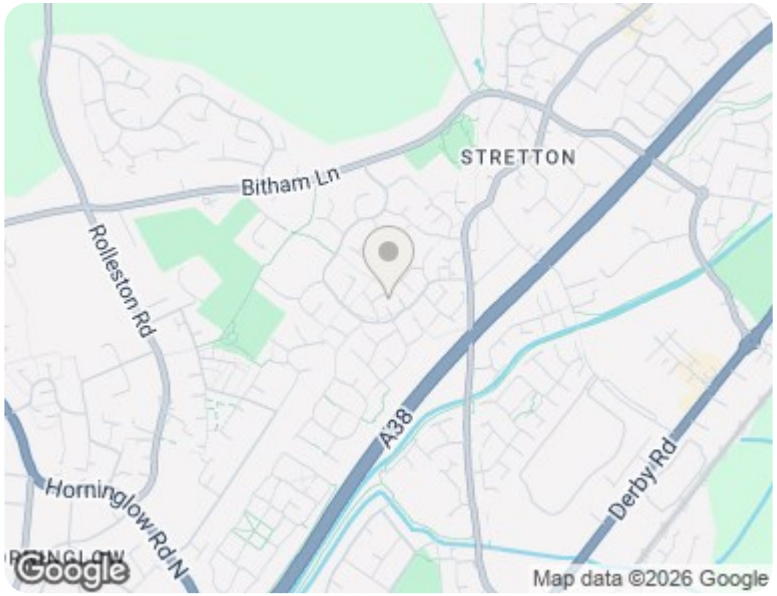
## Ground Floor

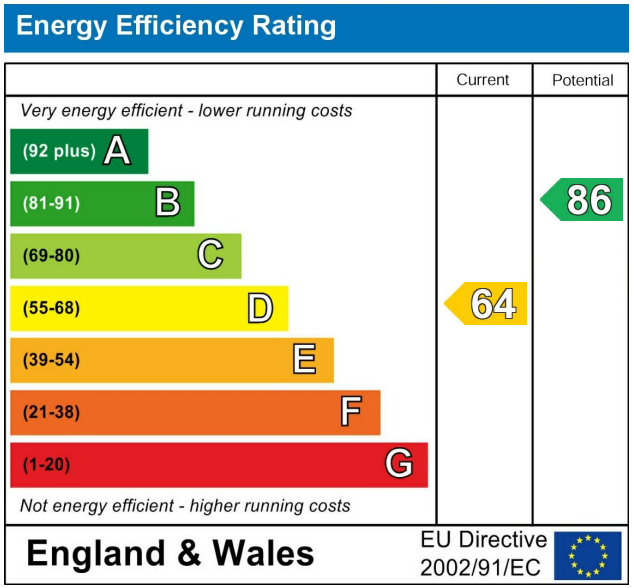



## First Floor




NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.




This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

## Important Notes, Charges & Selective Licence Areas  Council Tax Band B  Freehold

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services**. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme