

Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

John  
German





Welcome  
to the  
Madhouse!

smash it

# Beamhill Road

Stretton, Burton-on-Trent, DE13 0AE

£325,000

A beautiful refitted, extended and stylishly presented 1930's semi-detached home in a well sought-after location with southerly facing rear garden and highlights including cosy lounge, superb open plan kitchen/dining/living space, three first floor bedrooms including one with en suite, superb top floor bedroom and generous drive.

THE HALE'S



Situated in a sought-after, non estate location is this highly impressive 1930's semi-detached home, extended and refitted to offer a stylish family home with excellent school catchment and ready to move into.

Set behind a good expanse of driveway providing plenty of off-road parking, with front entrance door opening into a beautifully presented porch with timber panelling to one wall, ornate floor and doorway leading into a generously sized hallway with wood flooring, staircase off to first floor with panelling at half height, useful understairs storage cupboard housing the gas central heating boiler which is controlled by a Hive heating thermostat system and doors leading off.

There is a cosy lounge with log burner and deep bay window framing views to front, currently used as a bedroom.

Without doubt the highlight of the ground floor is the arrangement of the kitchen, dining and living area. The kitchen area itself is superbly appointed with a range of base and eye level units in blue and grey with worksurfaces over, sink and drainer unit, space for a range style cooker, tiled splashbacks, wood flooring, door to side and window framing views across rear gardens.

A wide, open archway leads into the dining area with French doors out to rear and a further wide, open archway into a lovely living room with wood flooring, chimney breast and door returning to hallway.

To the first floor, the landing has part wooden panelling to wall creating that character feel and doors leading off to further bedrooms and bathroom. The bathroom is a real highlight of this property with a superb character suite, comprising free standing roll top bath, a circular wash hand basin set on vanity unit with contemporary taps and tiled wall in herringbone pattern and with window to rear.

The front facing bedroom has the benefit of fitted wardrobes to the side of the chimney breast with window also framing views to front, while bedroom to rear a particularly generous double, currently used as the master bedroom and has built-in storage cupboard and further fitted wardrobes to side of chimney breast, part wooden panelling to walls and window framing views across rear gardens.

An extension to the rear of the property has created a superb third bedroom, generously proportioned with high ceilings and window framing views across rear gardens and spotlights, together with the luxury of the contemporary en suite wet room with tiled walls and floor and chrome towel rail/radiator.

To the top floor, a well thought out loft conversion has created an additional bedroom, currently used as a study/gym with exposed brick chimney breast, skylight, fitted eaves storage and dormer window framing views across rear gardens and well beyond.

To the rear, the property enjoys a southerly aspect with a paved terrace, shaped lawns, raised planting beds, damson tree, mature apple tree with side entrance via gate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

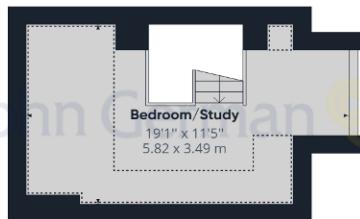
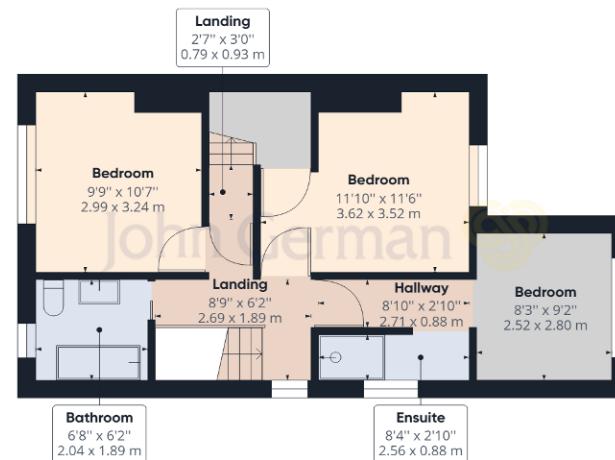
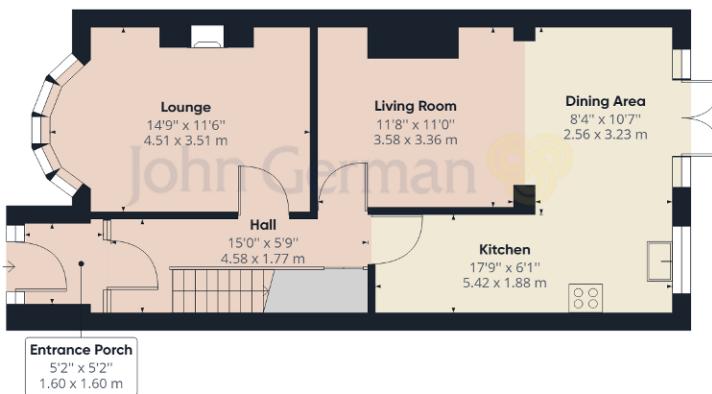
**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/15092022

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







**Approximate total area<sup>(1)</sup>**

1256.78 ft<sup>2</sup>  
116.76 m<sup>2</sup>

**Reduced headroom**

85.38 ft<sup>2</sup>  
7.93 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### 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 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.



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