

The Hollies

89 Church Road, Stretton, Burton upon Trent, DE13 0HE







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Staffordshire, DE13 0HE

An exciting opportunity to purchase this substantial six bedroom detached home of character, occupying a sought after address within the popular area of Stretton.

The property offers an abundance of features associated with the Victorian era, including spacious rooms with high ceilings, fireplaces, a functional bell board, thrawls, a drying rack and welsh style dressers along with the modern convenience of central heating, an ante room and a cloakroom/w.c, modern en suite and bathroom facilities plus a double garage. The property occupies a manageable garden plot with walls and railings to the perimeter.

Guide Price

£425,000



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

Accommodation

Arched double front doors with original etched glass panels open into the impressive **Hall** with a black and white tiled floor, staircase with painted wood panelling and doors to the two principal reception rooms and the kitchen.

The **Drawing Room** is a well proportioned room with shuttered windows to the front providing natural light and an open fire with marble surround and black cast iron inner giving an attractive focal point. The room also features painted chequer board floor edging, fitted bookcases, wall light points and a bell push connected to the kitchen bell board.

The **Dining Room** is another large room with a plate rack, walk in bay window and further windows with sliding shutters. The open fireplace has a painted wooden surround and mantle piece with a tiled inner.

The spacious **Kitchen** forms the heart of the property with ample room for a large table for family gatherings. Features include a functional bell board connected to three rooms, an ornamental glazed brick fireplace with shelving and tiled back, a range of base cabinets with fitted hob, oven, hood and porcelain finish sink, a quarry tiled floor, tongue and groove dado height panelling, picture rail, three welsh style dressers and a corner unit.

Doors from the kitchen lead to the **Laundry** with Sheila Maid drying rack and original thrawls and the **Boot Room** also with original thrawls, a range of Sharpes fitted cupboards, wall cupboards and a tiled floor.

Further doors lead to the **Cellar** with thrawls and wine racks for approximately 200 bottles plus the **Ante Room** with work surfaces, Belfast sink and tiled floor. **Cloakroom** with w.c and wash basin plus the **Double Garage** with powered up and over door, power and light.

First Floor

The landing has a feature central staircase, useful storage cupboards and doors off to all rooms. The **Largest Bedroom** mirrors the dining room in its proportions and with a walk in bay window, open fireplace with Art Deco wooden surround and painted tiles plus a bell push connected to the bell board in the kitchen. There are **Two further front facing Bedrooms**, one single and one double. To the rear are **Two further Double Bedrooms**, one with **En Suite** facilities. The **Sixth Bedroom** is fitted with a range of Sharpes wardrobes, desk height drawers, worktop and fitted shelves. The **Bathroom** with 'gin and tonic' bell push connected to the kitchen bell board, has a suite of panelled bath, bidet, wash basin and w.c, a recently installed combination boiler housed in a panelled cupboard, tiling to half height and picture rail.

Outside

The property is set behind metal railings and a gate to the front with mature trees, path and a lawned garden. Access to the rear garden is either via a gate to the side or rear and has a newly laid lawn, paved patio area with retained original pump, wood and bin store behind fence panelling and a curved brick boundary wall with in built planters.







Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2015

Agents' Notes

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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to 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.

Local Authority

East Staffordshire Borough Council

Useful Websites

www.environment-agency.co.uk
 www.eaststaffsbc.gov.uk
 www.eaststaffsbc.gov.uk/planning

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