

Birches Close

Stretton, Burton-on-Trent, DE13 0EY



Available with no upward chain, this two-bedroom semi-detached house would make a great first time buy or investment, set on a lovely corner plot. The property requires some cosmetic improvement, and the seller is open to sensible offers.

Offers Invited £180,000

John German 

Entrance to the property is via a lobby with stairs rising to the first floor and a door to the lounge.

The lounge has a UPVC double glazed bow window that overlooks the front garden and a feature fireplace.

Off the lounge is the kitchen which is fitted with a comprehensive range of base and eye level units with roll edge work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, space for washing machine and fridge freezer, wall mounted central heating boiler, understairs pantry cupboard, UPVC double glazed window to the rear and UPVC double glazed French doors opening into the conservatory

The UPVC double glazed conservatory overlooks the rear garden with a run of fitted base units with worktop space over, leaving room for an additional appliance and there is an entrance door to the side.

On the first floor landing there are two bedrooms, bathroom, built-in airing cupboard and access to roof space.

Bedroom one has two UPVC double glazed windows to the front.

Bedroom two has a UPVC double glazed window to the rear and a fitted double wardrobe.

The bathroom is fitted with a three piece suite comprising; low flush WC, pedestal wash hand basin, panelled bath and UPVC opaque double glazed window to the rear.

Outside, the property is set on a large corner plot with lawned gardens to the front and side. The rear garden is also laid to lawn with a paved patio and a large plastic garden shed. Behind the rear garden is gated access to a tarmaced driveway providing off road parking as well as access to a detached single garage.

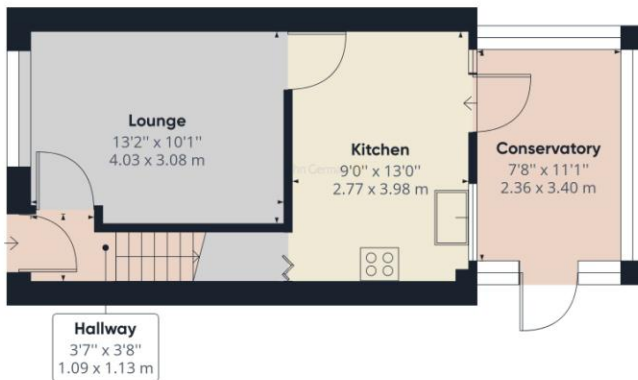
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

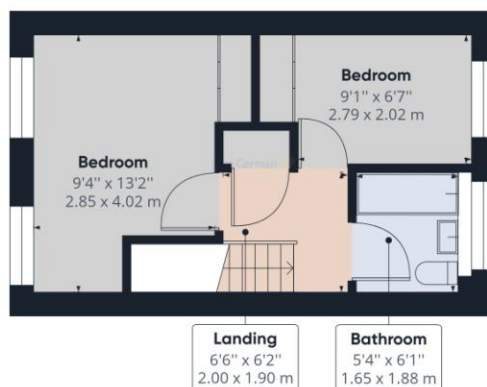
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA160523

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
643.51 ft²
59.78 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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