

# Beamhill Road

Stretton, Burton-on-Trent, DE13 0AD

John  
German





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£375,000

A beautifully presented and extended four bedroom home that is picture perfect having character features throughout, off street parking, integral garage and a large rear garden with views over countryside.

As you pull up to the home you first see the large driveway and garage for parking/storage. Through the front door you enter the main entrance hall where you have internal access into the garage.

On your left is the large open plan living area featuring beautiful timber floor, a large bay window, a feature fireplace and enough room for a dining table or another living space (currently being used for a record/seating area).

You then pass through a large doorway to the open plan kitchen/dining area that enjoys views over the rear gardens and fields beyond. The renovated kitchen is beautiful and no expense has been spared. There is a selection of in built appliances including an extra large oven, extractor, fridge/freezer and dishwasher. A large island bench provides additional storage. The dining area is a great size and would easily hold a 6/8 seater table. There is also a conveniently located cloakroom.

The large rear gardens are low maintenance and feature astro turf, hedging and a paved patio area.

On the first floor are four bedrooms and family bathroom. The master bedroom benefits from bright modern décor, neutral carpets and a built in wardrobe. The secondary bedrooms all benefit from modern décor and are carpeted, one of which is a particularly good size while the other two will make fantastic children's bedrooms or used as a home office.

The family bathroom features floor to ceiling tiles, WC, sink, heated towel rail and a large bath with over head shower.

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

**Our Ref:** JGA/28122023

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

**Broadband type:** Cable. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

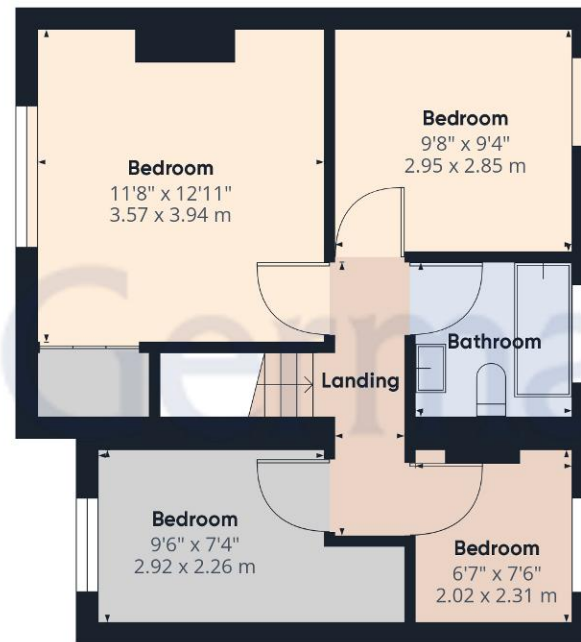
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>







Ground Floor



Floor 1

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

1297.03 ft<sup>2</sup>

120.5 m<sup>2</sup>

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.

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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 and Messrs. John German nor any person employed has any authority to 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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