

Church Road

Stretton, Burton-on-Trent, DE13 0HF



Extended to offer a superb family home is this lovely 1930's semi detached house standing on a wonderful garden plot set in a popular location.

NO UPWARD CHAIN

£275,000



John German 

Occupying a lovely non estate position is this superb 1930's home that is comfortable enough to move into yet with further potential to modernise in your own style. The property has a Worcester combination boiler that provides central heating. It stands on a superb garden plot and is well placed for Stretton's amenities including schools for all ages, Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

A front entrance door opens into the porch having original character stained glass door to the reception hall having a panelled staircase with a useful under stairs cupboard below.

To the front is a lovely character bay windowed reception room that would make an ideal dining room or family sitting room. The second reception room has been extended to improve its size, with a picture window overlooking the rear garden plus a focal point fireplace. Lying adjacent is the kitchen fitted with a range of base and wall units with contrasting worktops over, eye level double oven, hob and extractor hood. There is a door to the side and a rear facing window.

On the first floor are three bedrooms, two doubles and a single, the master bedroom features a bay window and fitted storage. Completing the accommodation is a shower room having an oversized shower cubicle, low level WC and wash hand basin plus a fitted storage/airing cupboard.

To the front is a good sized driveway and gravelled garden area. Currently the side access features raised decking allowing easy access into the kitchen, this could easily be removed in order for a vehicle to allow side access down to the detached garage which has high timber front and rear entrance doors.

The generous rear gardens have lawned, gravelled and paved areas surrounded by display beds and borders stocked with established plants and shrubs. There is also a greenhouse at the top of the garden.

Note: Probate has been applied for but not yet granted

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability)

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

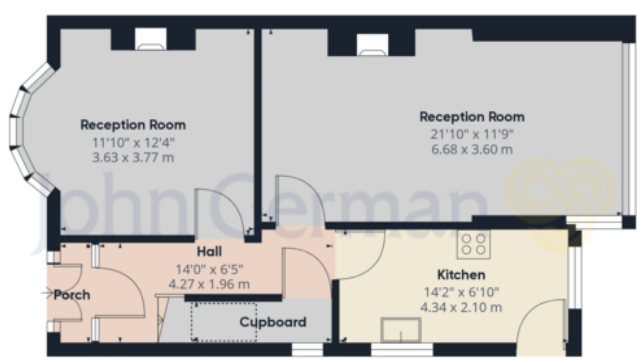
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.eaststafsbcc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23012024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[†]

1208.04 ft²
112.23 m²

Reduced headroom

11.17 ft²
1.04 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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