

Faraday Avenue

Stretton, Burton-on-Trent, DE13 0FX

John German





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£330,000

An immaculately presented detached home full of features including a large integral garage and secure rear gardens, located on a quiet street close to local schools, parks and amenities.



Stretton has a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with excellent transport links via the nearby A38 and A50.

As you pull up to the home you see the large driveway and integral garage. As you enter the home there is a conveniently located guest's doorkroom. To the right hand side you will come to the open plan lounge/dining room that benefits from stylish neutral décor and the dining area has access to the rear gardens through double doors.

The kitchen is located next to the dining room and has an attractive range of under counter and overhead cupboards, contrasting worktops, a gas cooker with extractor hood over plus an eye level double oven. The utility room is next to the kitchen and has additional storage and room for appliances plus access to the side garden.

On the first floor the master suite is a generous size with built in wardrobes and the luxury of its own contemporary en suite shower room.

The second bedroom is a great size with enough room for a double bed and desk. The third and fourth bedrooms would make great children's rooms or a home office. Completing the accommodation is the family bathroom having modern tiling and a white three piece suite.

The rear gardens has a paved patio area, large deck for entertaining and shaped lawn surrounded by planted beds and some raised borders.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: ADSL

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 D

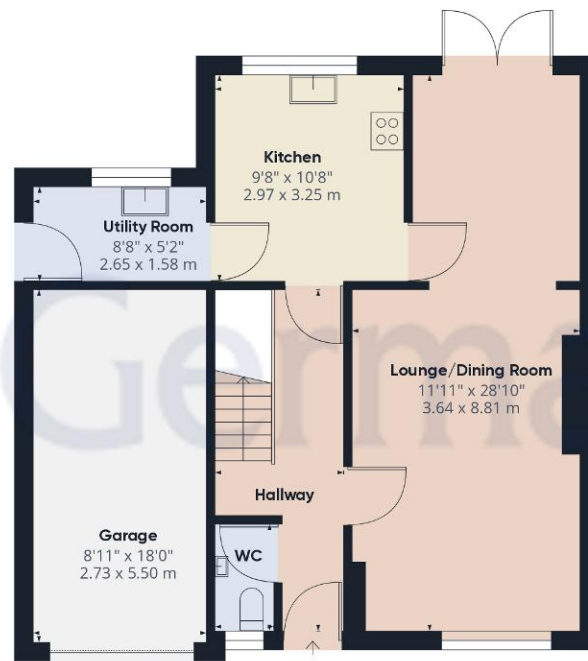
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29022024

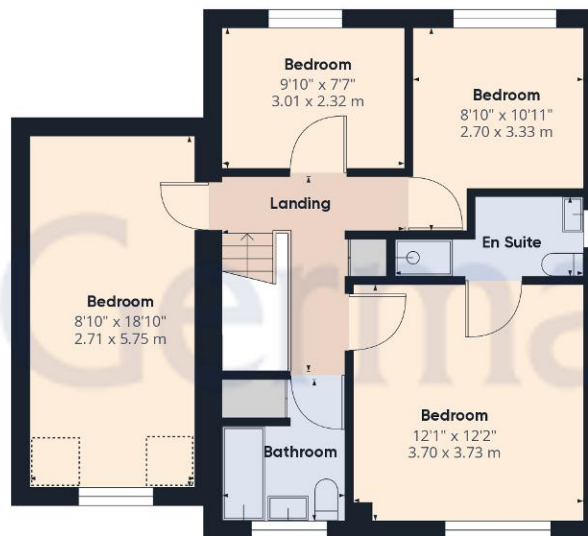
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1370.95 ft²

127.37 m²

Reduced headroom

12.99 ft²

1.21 m²

(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

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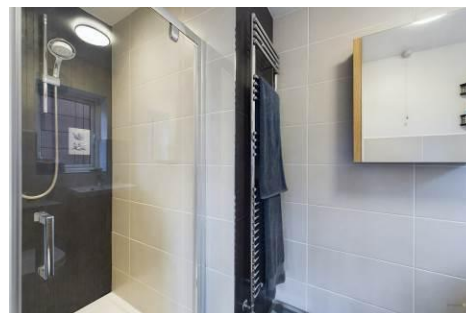
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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