Birches Close Stretton, Burton-on-Trent, DE13 0EY







Offering a fantastic first time buy or investment is this superbly presented semi detached home in a popular location with highlights including lounge with wood flooring, lovely dining kitchen, 2 good sized bedrooms, family bathroom and driveway.

£189,500



Situated off the popular Britannia Drive estate that is handy for the centre of Stretton where there are 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.

Set behind a front lawned garden with side drive way providing off road parking. The entrance door opens into the hall where stairs rise to the first floor and a door opens into a good sized lounge with wood flooring and window overlooking the front. A door opens into the lovely dining kitchen that extends to the full width of the home having a modern range of gloss units with contrasting worktops, integrated oven, hob and extractor fan. There is space for further appliances, a useful understairs cupboard and from the dining area, French doors open to the rear garden.

To the first floor the master bedroom is a generous double sized room and bedroom two has the benefit of a built in wardrobe. These are served by a superb modem bathroom having a white suite including bath with shower and screen over, WC, wash basin set into a storage unit and partially tiled walls.

To the rear is a lovely established garden with paved patio, shaped lawns and a further seating area at the bottom of the garden surrounded by planted bed and borders. Gated access leads to the driveway.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy the mselves as to their suitability).

Broadband type: FTTC

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

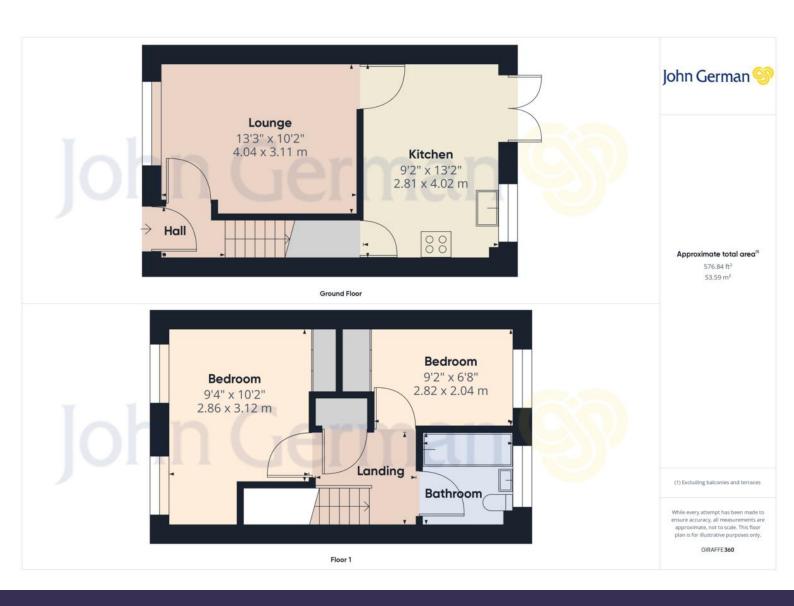
Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites:

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

Our Ref: JGA/09042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













John German 🧐





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.

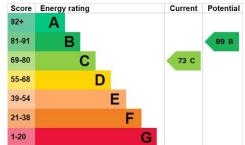
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.











John German

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

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent