

Fairham Road

Stretton, Burton-on-Trent, DE13 0BS

John German







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£330,000

A superb dormer style home standing on a fantastic corner plot that is beautifully presented throughout complemented by a stunning garden, featuring four bedrooms, three reception rooms, open plan dining kitchen, detached garage and drive. Located close to amenities and the A38.

This beautifully presented home stands on a fantastic corner plot close to the heart of Stretton where there are a wide range of facilities including Co-Op stores, bakery, eateries, pubs, takeaways and much more together with schools and excellent transport links via the nearby A38 and A50.

Aside entrance door opens into a side entrance hall having doors leading off. The light and spacious lounge has a focal point fireplace. Adjacent to this is an additional sitting room having stairs to the first floor and an archway into a formal dining room with French doors opening out to the rear garden.

At the heart of the home is an impressive open plan kitchen and dining room divided by an arch. The dining area has a fitted storage cupboard and views across the rear garden while the beautifully appointed kitchen has a range of base, drawer and wall units complemented by Corian worktops over incorporating a sink and drainer, integrated fridge freezer and dishwasher plus a Range cooker that is to be included in the sale. Dual aspect windows overlook the gardens and a door gives access to the patio.

Also on the ground floor is a lovely double bedroom lying opposite to a refitted shower room having a glazed shower enclosure, wash basin, WC and towel rail/radiator.

To the first floor are two good sized bedrooms both enjoying views, and a separate WC also having a wash basin.

The gardens are a real standout feature of the property with an extensive paved terrace offering plenty of space for dining furniture and further garden furniture, currently with a summerhouse and pergola. Beyond lies a good sized lawn surrounded by maturely planted beds and borders. A five bar gate opens to a gravelled driveway offering plenty of parking leading to a detached prefab garage with an up and over door, door to side and access to a vegetable garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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

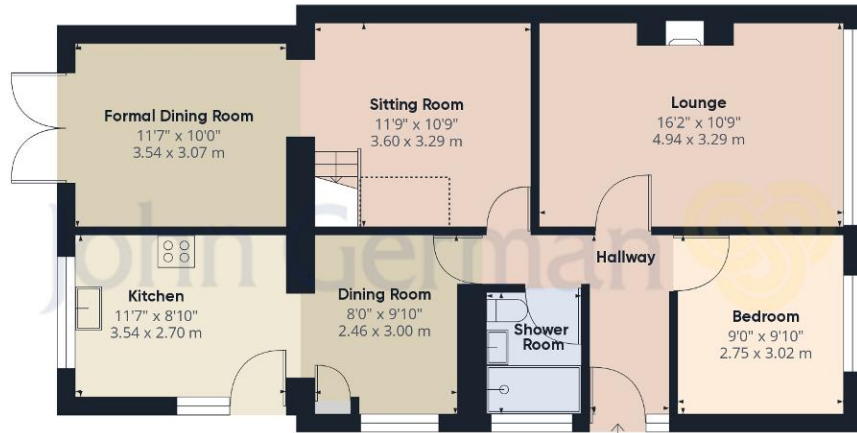
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29072024

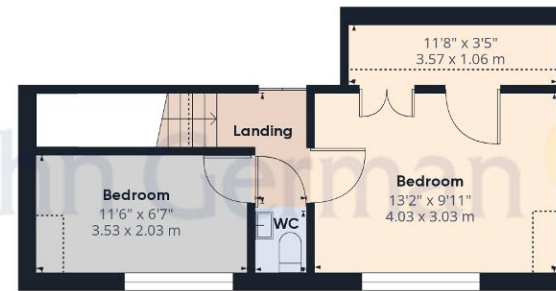
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1201.04 ft²

111.58 m²

Reduced headroom

71.04 ft²

6.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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