

Harlech Way

Stretton, Burton-on-Trent, DE13 0JN



Situated in the ever-popular village of Stretton, this beautifully refurbished two-bedroom semi-detached home offers modern living throughout, with a full range of high-quality upgrades completed by the current owner.

Guide Price £199,950



John German

With new windows, new doors, new gas central heating system, updated electrics, new kitchen, new bathroom, new carpets, and fresh paintwork throughout, this home is the full package - stylishly modern, thoughtfully improved, and ready to move straight into.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 B

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

Our Ref: JGA/26112025

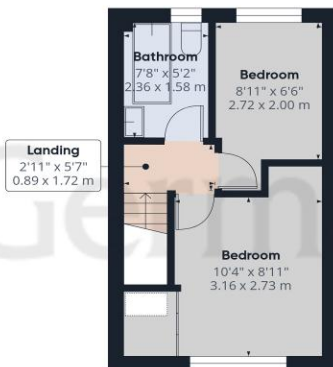
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Outside, the rear garden has been enlarged and fully enclosed with new fencing, providing a private, versatile outdoor space. There is a small, decked step/platform leading from the back door, followed by a generously sized lawn - a blank canvas ready for landscaping, entertaining, or family use.

To the front of the property, a driveway sits alongside lawned areas on each side. If additional off-road parking is desired, there is clear potential to extend the driveway (subject to any necessary permissions). Thanks to the generous plot and its position, the home also offers excellent scope for future extension, subject to planning permission.

Located in Stretton, the property enjoys close proximity to a wide range of amenities, including local shops, supermarkets, cafés, pubs, parks, well-regarded schools, and excellent transport links into Burton-on-Trent and surrounding areas. The neighbourhood is known for its friendly community feel, good commuter access, and convenient everyday living.

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Approximate total area^m
494 ft²
45.8 m²

Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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