



John German 



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A spacious semi detached home offering a versatile three/four bedroom layout standing on a lovely plot with a long drive, garage, modern kitchen, lounge, two ground floor bedrooms and shower room, two first floor bedrooms and bathroom, ideally placed for the range of amenities in Stretton.

£237,500



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This versatile home is ideal for families or those seeking a property to downsize to without compromising on space. Set in a lovely location within easy reach of 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.

The front door opens into a welcoming entrance hall with stairs and doors leading off. The well appointed modern kitchen has a range of gloss units, work surfaces and metro style tiled splash backs along with space for appliances, window to the front and a second side entrance door that opens to the drive. Lying adjacent is the well proportioned lounge, an ideal space to relax which also overlooks the front. Double doors open to the dining room which in turn has patio doors to the rear garden and an internal door back to the hall. This room could be used as a bedroom if required.

Also on the ground floor is another versatile room that would make a comfortable single bedroom or a home office/sitting room etc. Completing the ground floor is a shower room and a large storage/cloaks cupboard.

To the first floor there are two further bedrooms - a generously sized main bedroom with fitted storage and views to front and a second single bedroom that are served by a family bathroom with a three piece suite, a storage cupboard and a door into useful loft space offering plenty of storage which also houses the gas central heating boiler.

There is a good size front garden and long drive to a single garage that has an up and over door and pedestrian rear door. The rear gardens are laid mainly to lawn with display borders, a patio area and pathways.

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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