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Church Road, Stretton  
Burton-on-Trent  
£325,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**GENEROUS SOUTH FACING PLOT & EXCITING POTENTIAL** - An individual detached three-bedroom home set on a substantial plot, featuring a wide frontage, detached double garage and an extensive south-facing rear garden overlooking school playing fields. The property is conveniently situated close to the heart of Stretton, with excellent local shops and amenities within easy reach.

The property has been well maintained, but offers exciting potential for cosmetic modernisation and personalisation. The property also offers significant potential for extension, subject to the necessary planning consents.

The accommodation comprises: an entrance porch leading into a welcoming hallway with stairs to the first floor. From the hallway, there is access to a cloakroom wc and a breakfast kitchen. The light and spacious lounge opens into a dining area and conservatory. Upstairs, the principal bedroom benefits from built-in wardrobes, with two further bedrooms overlooking the rear garden, alongside a family bathroom.

Outside, the front provides parking for several vehicles, and a detached double garage features a remote-controlled up-and-over door. The generous rear garden enjoys a sunny south-facing aspect, with patios and an extensive lawn.





## The Detail

The property features a front entrance porch with a glazed door and side panels leading into the entrance hallway, which provides access to the lounge, kitchen, cloakroom wc, stairs to the first floor, and a useful built-in storage cupboard. The cloakroom includes a front-facing window with wc and wash hand basin. The hallway also provides access to the side driveway with a recessed entrance and access to an external store.

The lounge has a front-facing window, sliding patio doors to the rear, coving, and a brick-tiled fireplace with an electric fire, opening through to the dining area, which has coving and access to the kitchen. The conservatory has French doors to the garden and power points.

The kitchen is fitted with a range of oak fronted panelled units, including base and wall cupboards, drawers, glass display units, space for appliances, a stainless steel sink, breakfast bar, and a generous understairs storage cupboard and window overlooking the rear garden.

On the first floor, the landing has a large front-facing window and a built-in cupboard housing the hot water and central heating tanks, with doors to three bedrooms and the bathroom. The spacious primary bedroom has two deep built-in wardrobes and rear garden views. The second and third bedrooms include built-in wardrobes and dressing table units. The bathroom comprises a bath with mixer taps and shower over the bath, pedestal basin, wc, tiled surrounds, high-level window and heated towel rail.

Outside, the front features a generous tarmac driveway with gravel frontage and hedge boundaries with driveway providing access to a detached double garage with remote up-and-over door, power, light and personal access to the garden.

The generous south east facing rear garden is a true feature and is fully enclosed with close boarded timber fencing, with a shaped lawn, patio with electric remote control sunblind at the rear of the lounge, mature herbaceous borders and a vegetable patch. There is also a greenhouse located at the rear of the garage and gated access to the side of the garage leading to the driveway.







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## The Location

Stretton is a highly sought-after residential area, particularly popular with families, thanks to its excellent local schooling and well-established community feel. The village is home to a well-regarded primary school and lies within close proximity of the highly regarded De Ferrers Secondary School.

The area is exceptionally well positioned for commuters, offering convenient access to the A38 and A50, which provide direct routes to Derby, Lichfield, Nottingham, Leicester and Stoke-on-Trent, as well as connections to the wider motorway network. Burton upon Trent town centre is also easily accessible.

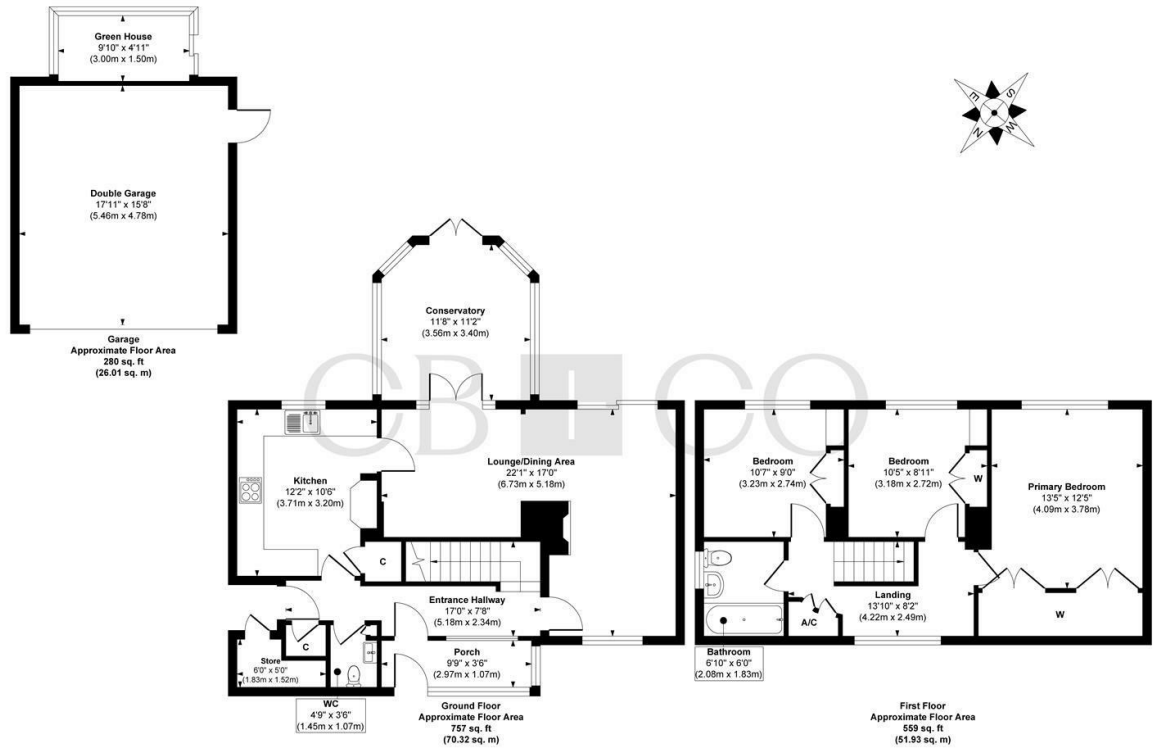
Stretton benefits from a wide range of local amenities, including a supermarket, pharmacy, post office, hairdressers and beauty salon, all catering for day-to-day living. With nearby green spaces, local walks and a friendly village atmosphere, Stretton offers an ideal balance of suburban comfort and excellent connectivity.







**Church Road, Stretton, Burton-on-Trent, Staffordshire**



**Approx. Gross Internal Floor Area 1596 sq. ft / 148.26 sq. m (Including Garage & Excluding Green House)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Individual Detached Home with Double Detached Garage
- Generous Plot - Wide Frontage & Large South Facing Rear Garden
- Exciting Potential for Extension (Subject to Planning Consent)
- Well Maintained - Potential for Modernisation & Improvement
- Porch, Entrance Hallway, Breakfast Kitchen & WC
- Lounge with Open Plan Dining Room & Conservatory
- Three Bedrooms & Bathroom - Spacious Primary Bedroom with Built in Wardrobes
- Generous Driveway, Front Garden & Extensive Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 1316.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

D

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*Let's Talk*

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