





A well-presented three-bedroom semi-detached home, positioned within a popular residential area of Stretton, offering spacious accommodation, a generous rear garden, and excellent off-street parking with a detached garage. The property has been maintained to a good standard throughout, featuring a modern kitchen and bathroom, well-proportioned living spaces, and a layout well suited to family living.



Accommodation

Ground Floor

The accommodation is entered via a porch which provides a practical space for coats and shoes, leading through into the main living room. The living room is a bright and spacious reception area, benefitting from a large front-facing window and ample room for seating, creating a comfortable environment for everyday living.

To the rear of the property is a separate dining room, offering space for a full dining table and chairs, with double glazed doors opening out to the rear garden, allowing for a pleasant connection between indoor and outdoor spaces.

The kitchen is positioned off the dining room and is fitted with a range of modern wall and base units with contrasting work surfaces, integrated oven, hob with extractor over, and space for additional appliances. A window overlooks the rear garden, and a side door provides convenient external access.

First Floor

The first floor landing leads to three well-proportioned bedrooms and the family bathroom.

The master bedroom is a generous double room with a large window allowing for plenty of natural light. The second bedroom is also a comfortable double, while the third bedroom offers versatility as a single bedroom, nursery, or home office.

The family bathroom is fitted with a modern suite comprising a bath with shower over and screen, wash hand basin, and low-level WC, finished with contemporary tiling.

Outside

To the front, the property benefits from a driveway providing off-street parking for multiple vehicles, alongside a gravelled area for additional parking.

The rear garden is a good size and mainly laid to lawn, enclosed by timber fencing, making it ideal for families or those who enjoy outdoor space. There is a patio area adjacent to the property, perfect for seating and entertaining.

A detached garage is located to the rear, with access via a side driveway, providing additional storage or parking.

Location

Fairham Road is situated within the village of Stretton, offering a range of local amenities including shops, schools, and everyday conveniences within easy reach. The area is well placed for commuters, with excellent access to the A38 providing links to Burton-on-Trent, Derby, and Lichfield. Public transport links are also readily available, making this an ideal location for families and professionals alike.

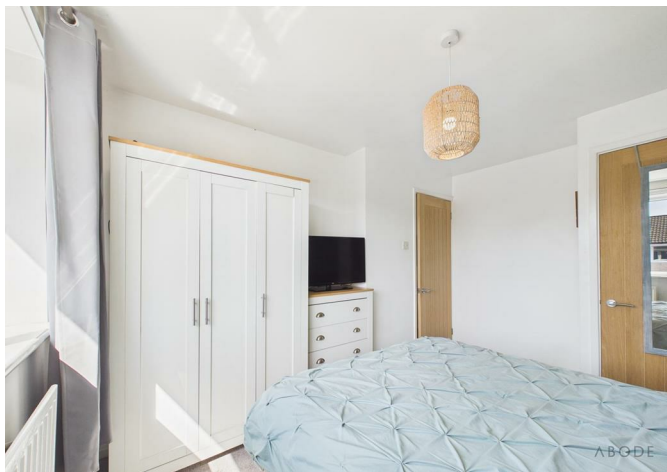
SOLAR PANELS

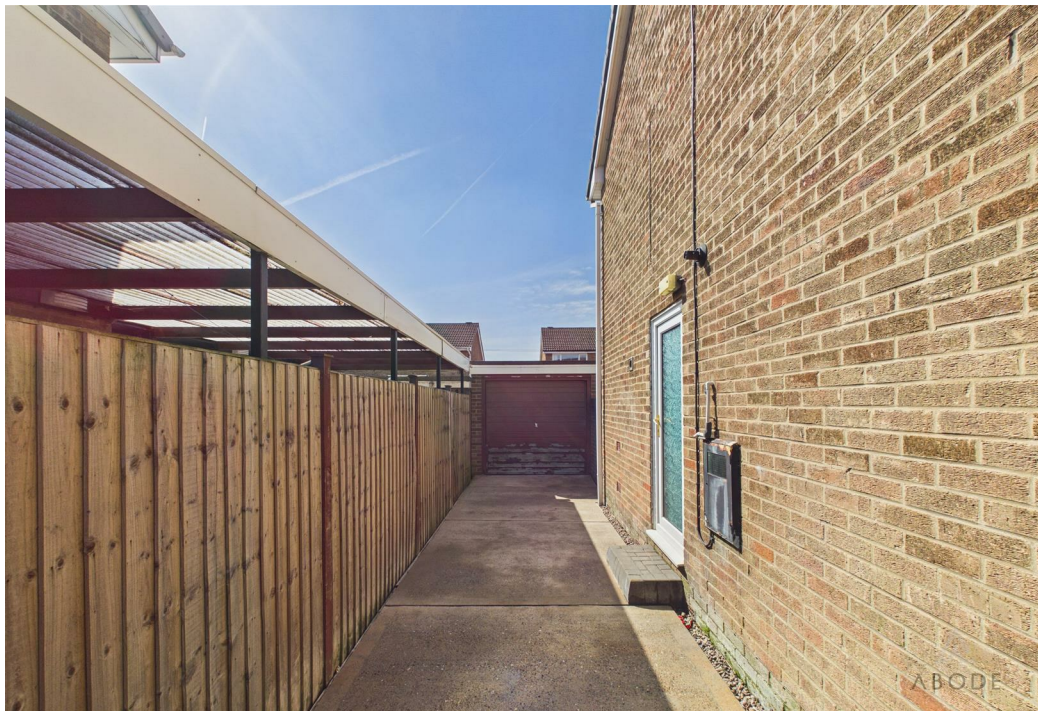
Please note this property has solar panels with a lease. please contact us for more information.





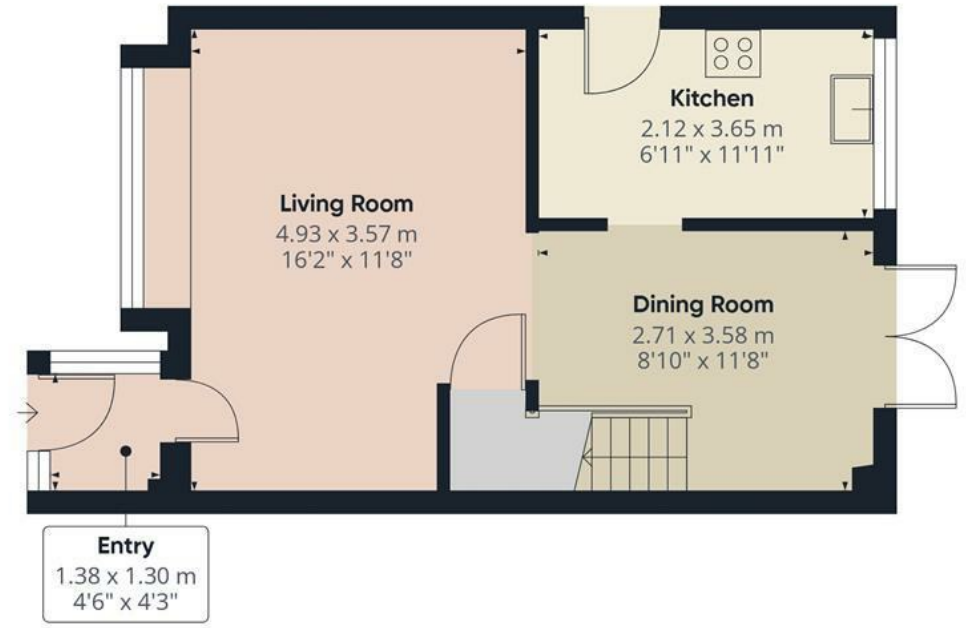




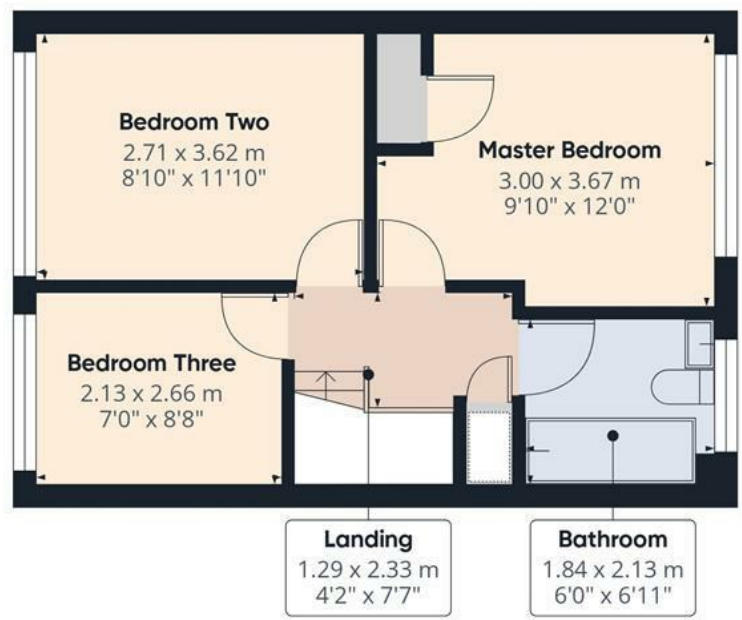








Floor 0



Floor 1

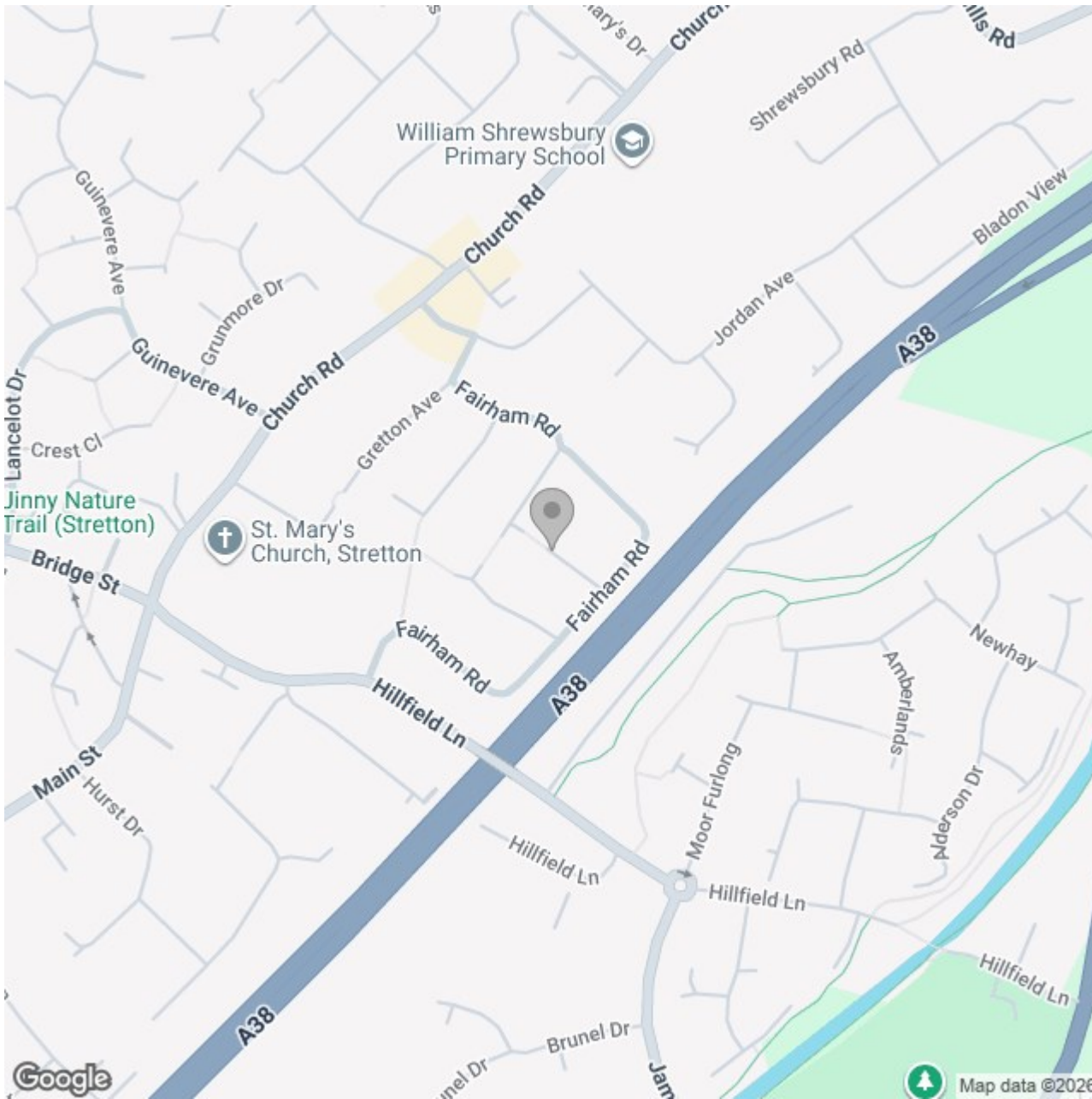
Approximate total area⁽¹⁾
70.4 m²
759 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |