





A charming and well-presented two-bedroom terrace cottage located in the heart of Stretton village. This delightful home features double glazing and gas central heating throughout, offering two spacious reception rooms, a stylish kitchen, and a guest cloakroom. On the first floor are two generous double bedrooms and a modern style bathroom. The property also benefits from a beautifully proportioned rear garden, perfect for outdoor entertaining or kitchen gardening.

Situated on Beech Lane, this characterful home enjoys easy access to local amenities, including shops, eateries, and transport links to the A38 and A50.

## Accommodation

### Ground Floor

The accommodation begins with a front entrance door opening into a welcoming reception room, featuring attractive wood-effect flooring, a window to the front aspect, and a stylish tiled hearth with oak timber mantle, ideal for an electric log burner-style fire. A door leads into the inner lobby with stairs rising to the first floor, and further access to a second reception room. The second reception space, currently used as a lounge or dining room, includes a window to the rear, tiled flooring, an under-stairs storage cupboard, and a raised hearth with a tiled surround and stone insert.

At the rear of the property is a kitchen, fitted with a selection of modern base units, drawers, and wall-mounted cabinets, finished with solid oak block worktops, a Belfast sink, and integrated oven with gas hob. The kitchen also has space for a washing machine and fridge freezer, with natural light provided by a side window and door. Recessed ceiling down lights and a period-style radiator complete the space. A door from the kitchen leads to a stylish guest cloakroom, fitted with a WC, pedestal wash hand basin, attractive period-style floor tiles, an obscure window to the side, recessed lighting, and a radiator.

### First Floor

The landing provides access to two well-proportioned double bedrooms and the bathroom. Bedroom One, located to the rear of the property, is neutrally decorated and features a radiator, ceiling light point, and a window overlooking the rear garden. A door leads directly into the bathroom, which is accessed via a short step down. The bathroom has been fitted in a period style with a bath and shower over, glazed screen, WC, and a vanity unit with an inset wash basin. There are tiled splash backs and surrounds, a towel rail holder, attractive flooring, recessed ceiling lights, and an obscure window to the side.

Bedroom Two is positioned to the front of the property and offers another generous double room with a window to the front elevation, radiator, ceiling light point, and access to loft storage.

### Outside

The property sits behind a charming picket fence with a gravelled frontage and a paved pathway leading to the front door. A gated shared entry provides access to the rear garden, which is of a particularly generous size. The rear garden features a large patio area ideal for entertaining, a substantial lawned section, and a kitchen garden beyond a further picket gate, perfect for those with green fingers. The space is both private and well maintained, offering an excellent opportunity to enjoy outdoor living in the heart of the village.

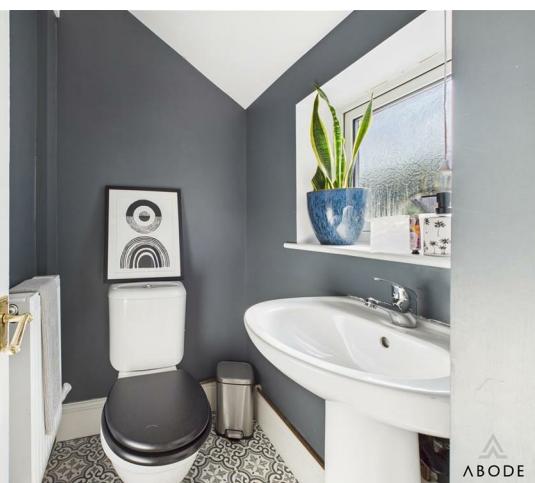
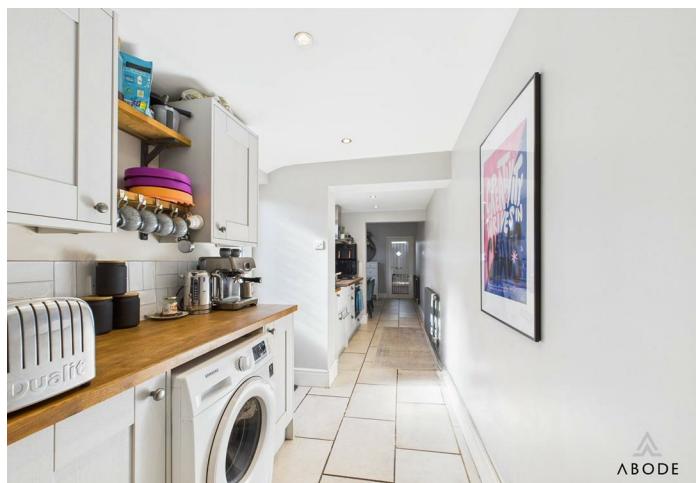
## AGENTS NOTES

Tenure - FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

Agents Notes - A flying freehold over the shared entry.

Council Tax Band - East Staffordshire Borough Council- Band A

















Approximate total area<sup>(1)</sup>

67.45 m<sup>2</sup>

726.03 ft<sup>2</sup>

Floor 0



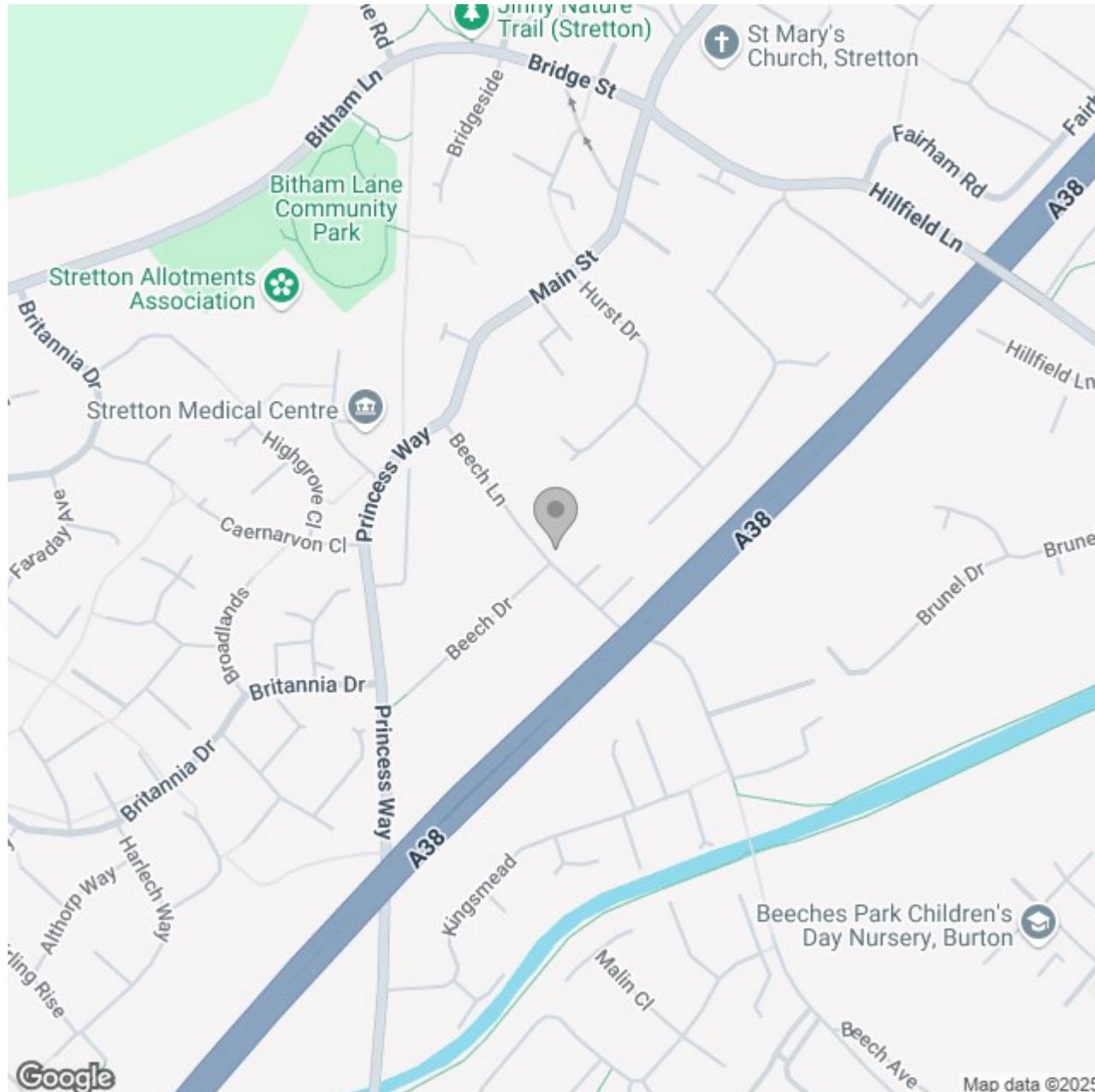
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	