



A charming and characterful cottage in the heart of Stretton Village, set back from the road with ample off-road parking. The home features a cosy front lounge with feature fireplace, open-plan sitting/dining room with French doors to the rear garden, and a fitted kitchen overlooking the garden.

The first floor offers two double bedrooms and a modern bathroom with P-shaped shower bath. UPVC double-glazed and gas-centrally heated throughout, with a mature tree-lined rear garden. Close to village amenities.  
Viewings strictly by appointment only.

## The Accommodation

A charming, characterful cottage situated in the heart of Stretton Village, within easy reach of Burton-on-Trent. Set back from the road, the property enjoys ample off-road parking for multiple vehicles, with a front entrance door leading into a cosy front reception room.

Positioned to the front elevation, the lounge offers a warm and inviting feel, featuring a brick-surround fireplace with inset electric fire, UPVC double-glazed window to the front aspect, oak-effect flooring and a glazed internal door opening through to the open-plan sitting/dining room.

This versatile rear reception space provides excellent everyday living accommodation, with ample room for both formal dining and soft furnishings, and a staircase rising to the first floor. French patio doors open directly onto the rear garden, welcoming natural light throughout. A door leads through to the fitted kitchen.

The kitchen is equipped with a selection of base cupboards and drawers with matching wall units, preparation work surfaces and complementary tiled splashbacks. There is a built-in oven with gas hob, freestanding appliance spaces for a washing machine and tumble dryer, and UPVC double-glazed windows overlooking the extensive rear garden. A rear entrance door gives access outside.

The first-floor landing provides access to two double bedrooms, both positioned to the front elevation with UPVC double-glazed windows. The fitted bathroom offers a modern three-piece white suite, including WC, hand-wash basin and a P-shaped shower bath with electric shower over, complementary wall tiling and a cupboard housing the gas-fired central heating boiler.

Outside, the property enjoys off-road parking to the front, with a side gate leading through to the rear garden. The rear garden features a gravelled seating area, artificial lawn, decking and fenced boundaries, enjoying a mature tree-lined backdrop.

The home is UPVC double-glazed and gas-centrally heated throughout, and is conveniently located close to Stretton village amenities, including local shops, bakery and convenience stores.

We politely request that all internal viewings are arranged by appointment only.

### Lounge

14'2 x 11'9

### Open Sitting Room / Diner

19'3 x 14'2

### Kitchen

12'3 x 8'10

### First Floor

#### Bedroom

10'10 x 10'6

#### Bedroom

10'7 x 10'4

#### Bathroom

8'11 x 8'3

### Driveway & Garden

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Draft details awaiting vendor approval and subject to change and awaiting EPC inspection

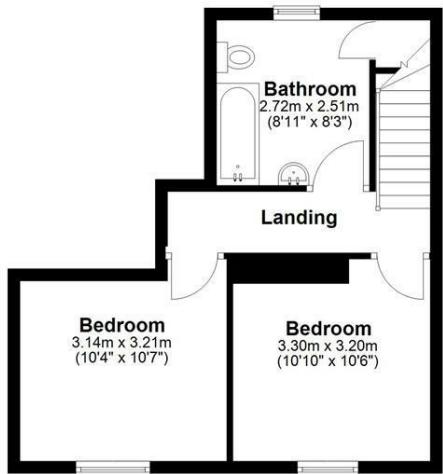




### Ground Floor



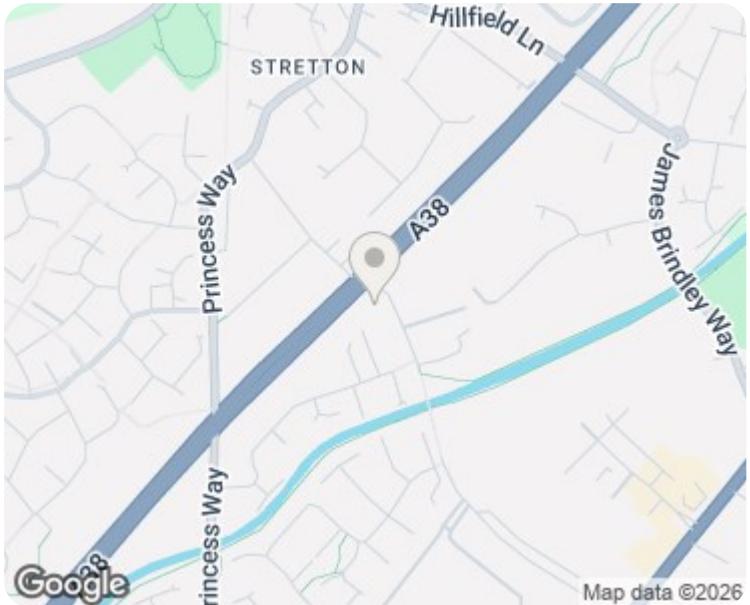
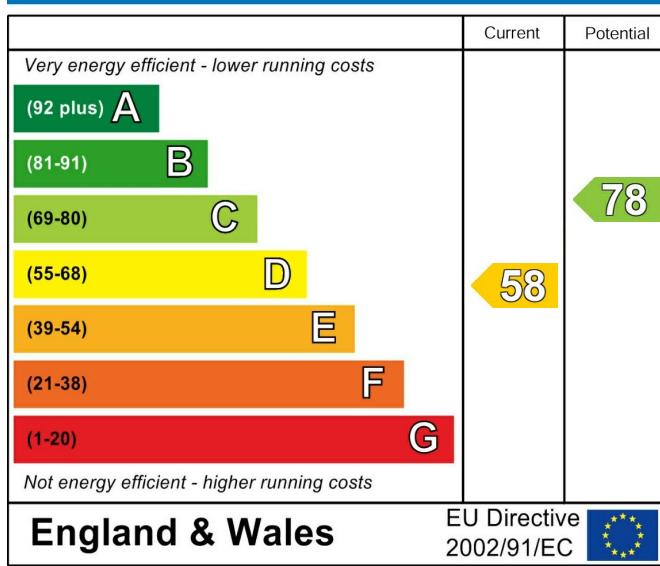
### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



### Energy Efficiency Rating



### Council Tax Band B      Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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