



Fairham Road, Stretton, Burton-On-Trent, DE13 0BT

Nicholas
Humphreys

Asking Price £225,000

**** Semi Detached ** 3 Bedrooms ** Front Extension ** Corner Plot With Garage ****

A semi-detached home occupying a desirable corner plot within the popular village of Stretton, offering well-proportioned accommodation, generous parking and a detached single garage.

The property features a side entrance hallway, fitted kitchen, spacious open-plan extended lounge diner, ground floor bathroom and three first-floor bedrooms.

Outside, there is an extensive driveway with gated access providing further off-road parking, leading to the garage and enclosed rear garden with patio and lawn. Ideally positioned close to Stretton's local amenities, including public houses, convenience stores and village facilities, this property is available to view strictly by appointment only.



The Accommodation

Occupying a desirable corner plot position within the sought-after village of Stretton, this semi-detached property offers well-proportioned accommodation, generous off-road parking and a detached garage, making it an ideal purchase for a first-time buyer, growing family or those seeking a well-connected village location.

The accommodation is entered via a UPVC entrance door leading into the reception hallway, which has a staircase rising to the first-floor accommodation and an internal door providing access through to the kitchen. Positioned to the rear of the property, the fitted kitchen offers a comprehensive range of base cupboards and drawers with matching eye-level wall units, together with preparation work surfaces incorporating a stainless steel one-and-a-half bowl single drainer sink unit. Integrated appliances include a built-in double oven and five-ring gas hob with extractor hood above, whilst further appliance spaces provide flexibility for modern family living. The kitchen is finished with a radiator, UPVC double-glazed window overlooking the rear garden and a matching door providing direct access outside.

The property benefits from a single-storey front extension which has created a spacious and versatile open-plan lounge diner. This generously proportioned reception space enjoys a UPVC double-glazed window to the front elevation, laminate flooring, radiator and a useful understairs storage cupboard, providing an excellent area for both everyday living and entertaining.

Completing the ground-floor accommodation is the family bathroom, fitted with a three-piece white suite comprising low-level WC, hand wash basin and corner bath with electric shower fitted above. The room is finished with a radiator and UPVC double-glazed window.

To the first floor, the landing benefits from a UPVC double-glazed window to the side elevation and a useful storage cupboard housing the gas-fired combination boiler, which supplies both the domestic hot water and central heating system. The master bedroom is positioned to the rear of the property and offers a generously proportioned double bedroom with UPVC double-glazed window, radiator and built-in shelving. Two further bedrooms are situated to the front elevation, providing flexible accommodation suitable for family members, guests or a home office.

Outside, the property occupies an attractive plot with an extensive driveway to the front providing ample off-road parking for numerous vehicles. Double gates open to additional secure parking and lead through to the detached single garage. The enclosed rear garden enjoys fenced boundaries and is laid mainly to lawn, complemented by a patio seating area, creating an ideal outdoor space for relaxation and entertaining.

Stretton remains one of the area's most popular residential villages, offering an excellent range of amenities including convenience stores, public houses, schools and leisure facilities, whilst providing straightforward access to Burton upon Trent, Derby and major road networks including the A38. Internal viewing is highly recommended to appreciate the accommodation and position on offer.

All viewings are strictly by appointment only through Nicholas Humphreys Estate Agents.

Move With Us

This property is being marketed on behalf of a third-party marketing company, "Move With Us" you will be required to provide your contact details to them, for them to progress the purchase and they

will be taking responsibility for your ID / AML and source of fund checks necessary to purchase this property. A charge of £49 + VAT (£58.80) will be payable once your offer has been accepted, taken over the phone during the company's compliance call to you, as the potential purchaser. Charges in relation to AML reflected in the Nicholas Humphreys marketing and within the brochure for the property, do not apply in this instance, as Move With Us will be acting as the agent, and taking the associated cost.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

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

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

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

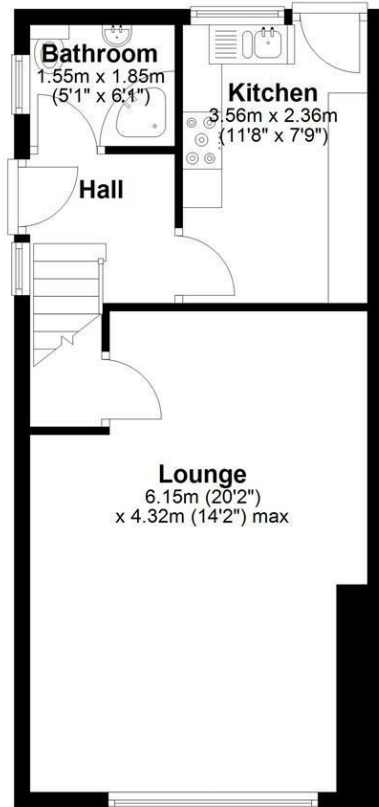
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



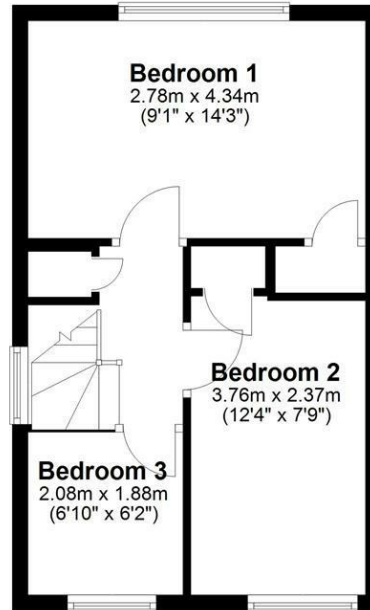




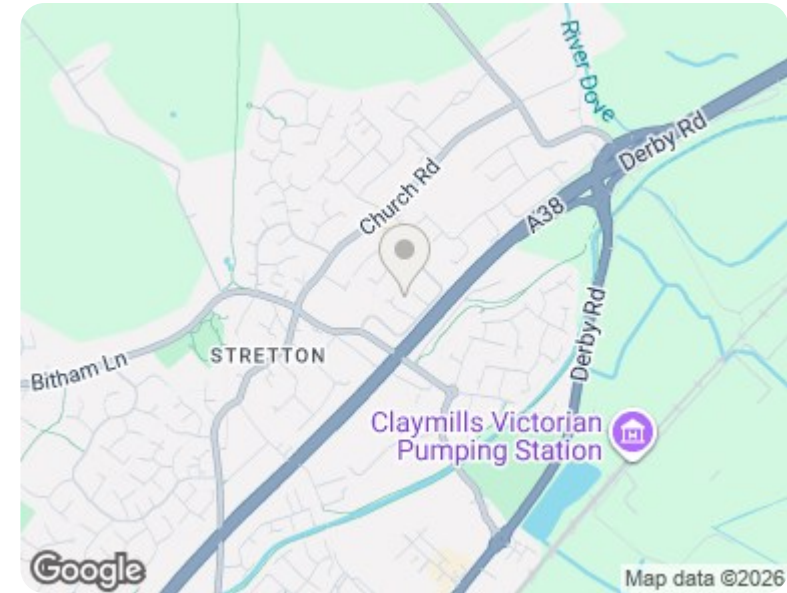
Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

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.

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 Licence 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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