

The Green

Burton-on-Trent, DE13 0EQ



A well-presented three-bedroom semi-detached house, situated in a tucked-away position on The Green in the popular village of Stretton, Burton-on-Trent. Offering well-proportioned accommodation arranged over two floors, the property benefits from two bathrooms, a useful utility room and a low-maintenance rear garden.

NO ONWARD CHAIN

Guide Price £225,000

John German 

The accommodation comprises an entrance hallway, generous living room, kitchen, utility room and downstairs bathroom. The living room provides a comfortable space for relaxation, while the kitchen is fitted with a range of wall and base units, drawers, extractor fan and a free-standing cooker, together with space for an under-counter fridge. There is also space at the opposite end of the room for a small dining table and chairs, creating a practical area for everyday dining. An understairs pantry cupboard provides useful additional storage. Off the kitchen is a useful utility room, providing plumbing for a washing machine and further space for appliances and household storage. The downstairs bathroom comprises a bath, WC and wash hand basin.

To the first floor are three well-proportioned bedrooms, comprising two double bedrooms and a single bedroom. The principal bedroom has fitted mirrored wardrobes, and the second bedroom has a fitted cupboard and matching drawers and bedside cabinet. Completing the first floor is an additional bathroom, with a newly fitted shower and cubicle, WC and wash hand basin.

Outside, the property is approached via a driveway providing off-road parking. The rear garden is low maintenance, offering a pleasant outdoor space with patio areas, a large shed and scope for seating and entertaining.

Situated in the popular village of Stretton, the property is well placed for access to a range of local amenities, including village shops, a post office, pharmacy, medical centre and public houses. The area also benefits from local schools and green spaces, with the Jinny Trail providing opportunities for walking and outdoor recreation. Burton-on-Trent town centre is within easy reach, offering a wider selection of shopping, supermarkets, restaurants and leisure facilities. For commuters, the property is conveniently located for access to the A38, providing road links towards Derby, Lichfield and wider Midlands commercial centres.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA08092026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Property
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Agents' Notes

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