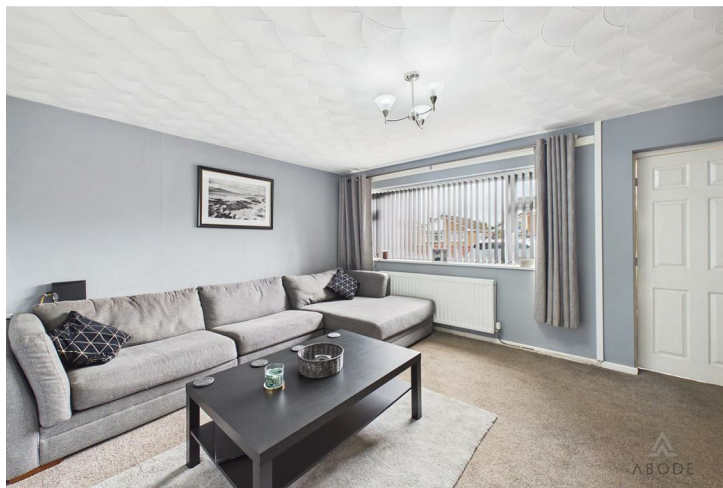
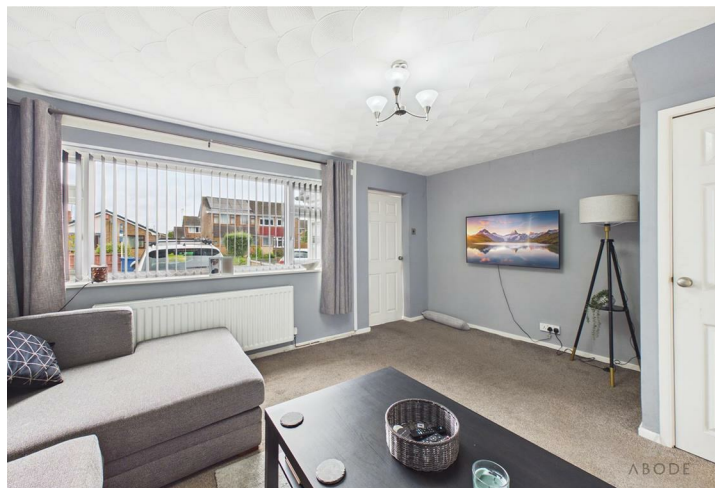






A well presented three bedroom semi-detached home, situated within the popular village of Stretton, having good access to a range of local amenities and transport links. The property benefits from having two reception rooms, low maintenance rear garden, detached garage with workshop to the rear, three well proportioned bedrooms and a modern kitchen. The accommodation in brief comprises to the ground floor: entrance hall, living room, dining room and kitchen. The first floor features three well proportioned bedrooms and a family bathroom. Viewing is highly recommended strictly via appointment only.



Accommodation

Leading through a front entrance door into:

Living Room

With central heating radiator, double glazed window to the front elevation, storage cupboard and doors leading off to:

Dining Room

With central heating radiator, double glazed UPVC French doors leading out onto the patio, stairs rising to the first floor and door leading through to:

Kitchen

With a selection of matching wall and base units, roll edge laminate preparation work surface having a four ring hob with hood extractor over and stainless steel splash back, space for washing machine and fridge freezer, recessed spotlighting and a double glazed window to the rear elevation.

First Floor Landing

With doors leading off to:

Master Bedroom

With central heating radiator and a double glazed window to the rear elevation.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

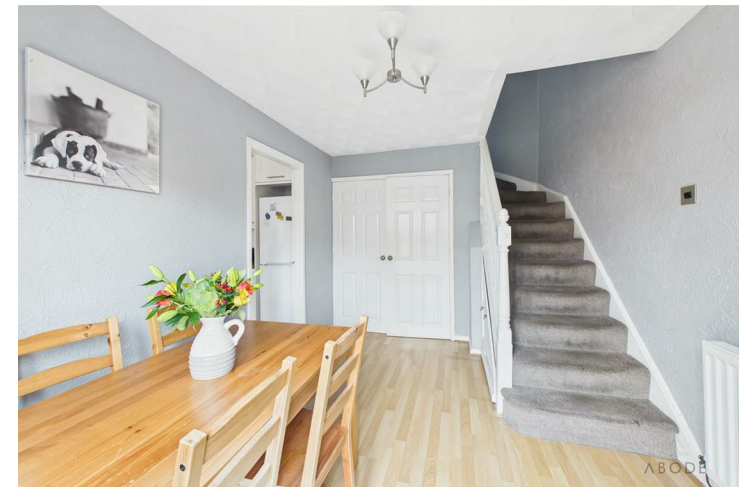


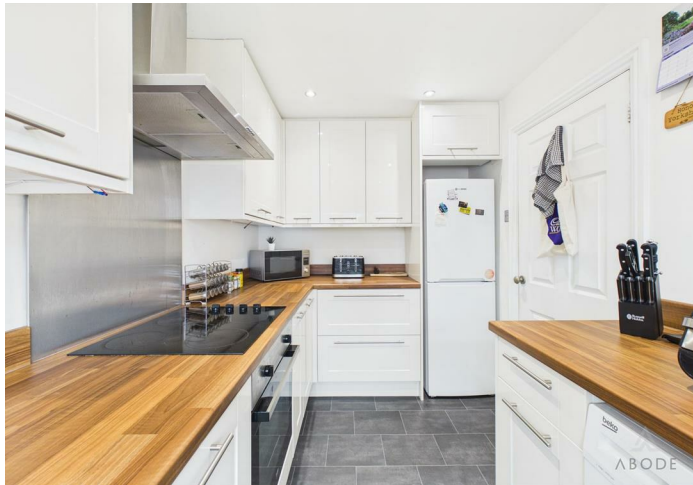
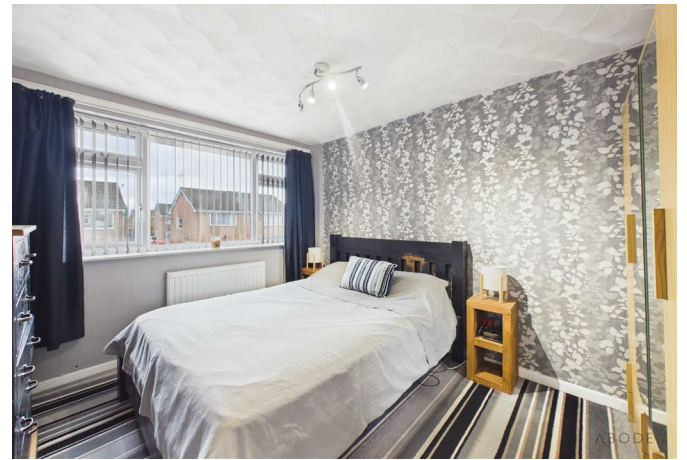
Family Bathroom

With a three piece suite comprising: low level WC, pedestal wash hand basin with mixer tap over, bath with shower over, tiles to walls and a double glazed window to the rear elevation with opaque glass.

Outside

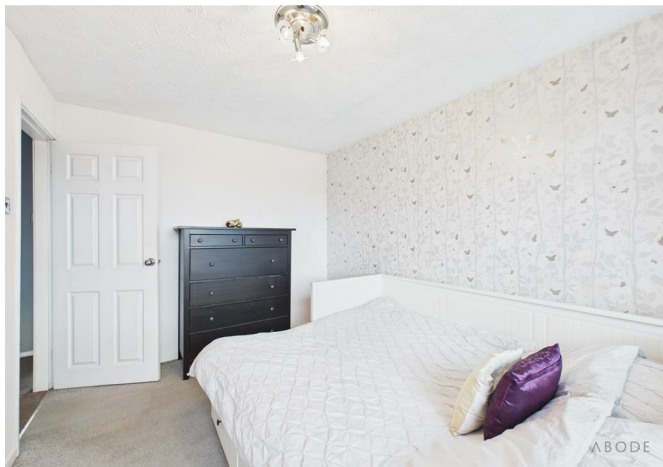
The outside of the property to the front elevation features a driveway providing parking facility with a laid to lawn garden adjacent. To the side a gate leads through to the detached garage with up and over door to the front and a







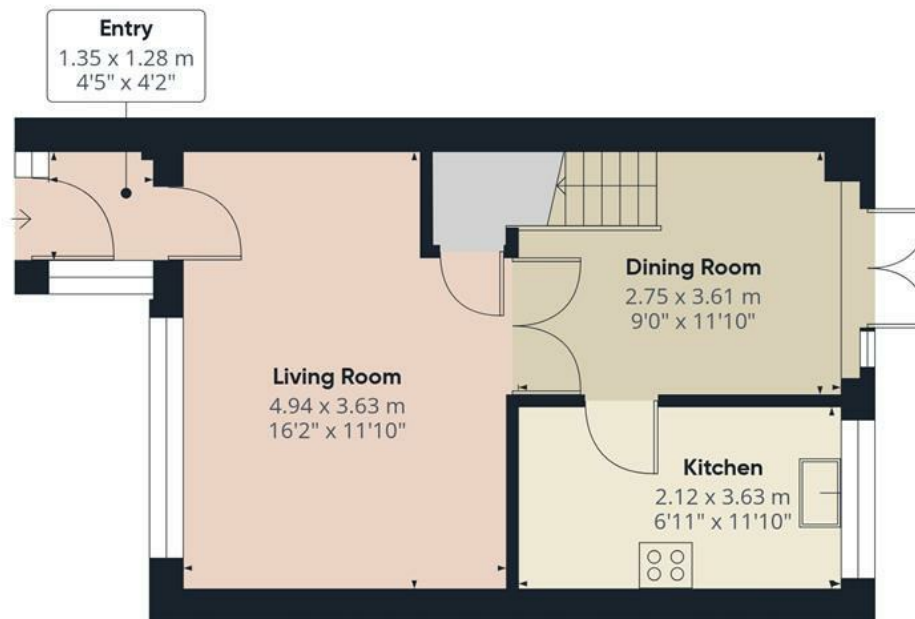
side door leading into the workshop. The rear elevation features a astro-turfed garden with patio area ideal for entertaining, all of which is enclosed via timber fencing.



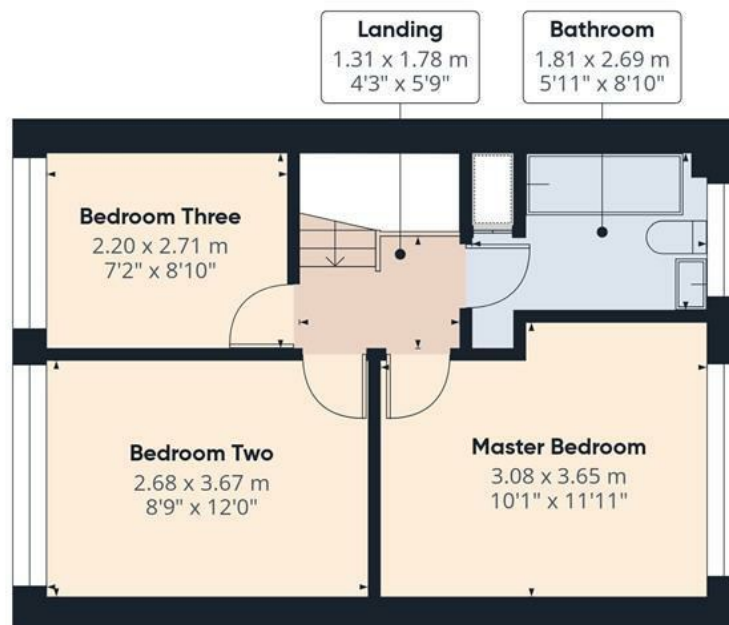








Floor 0



Floor 1

Approximate total area⁽¹⁾

71 m²

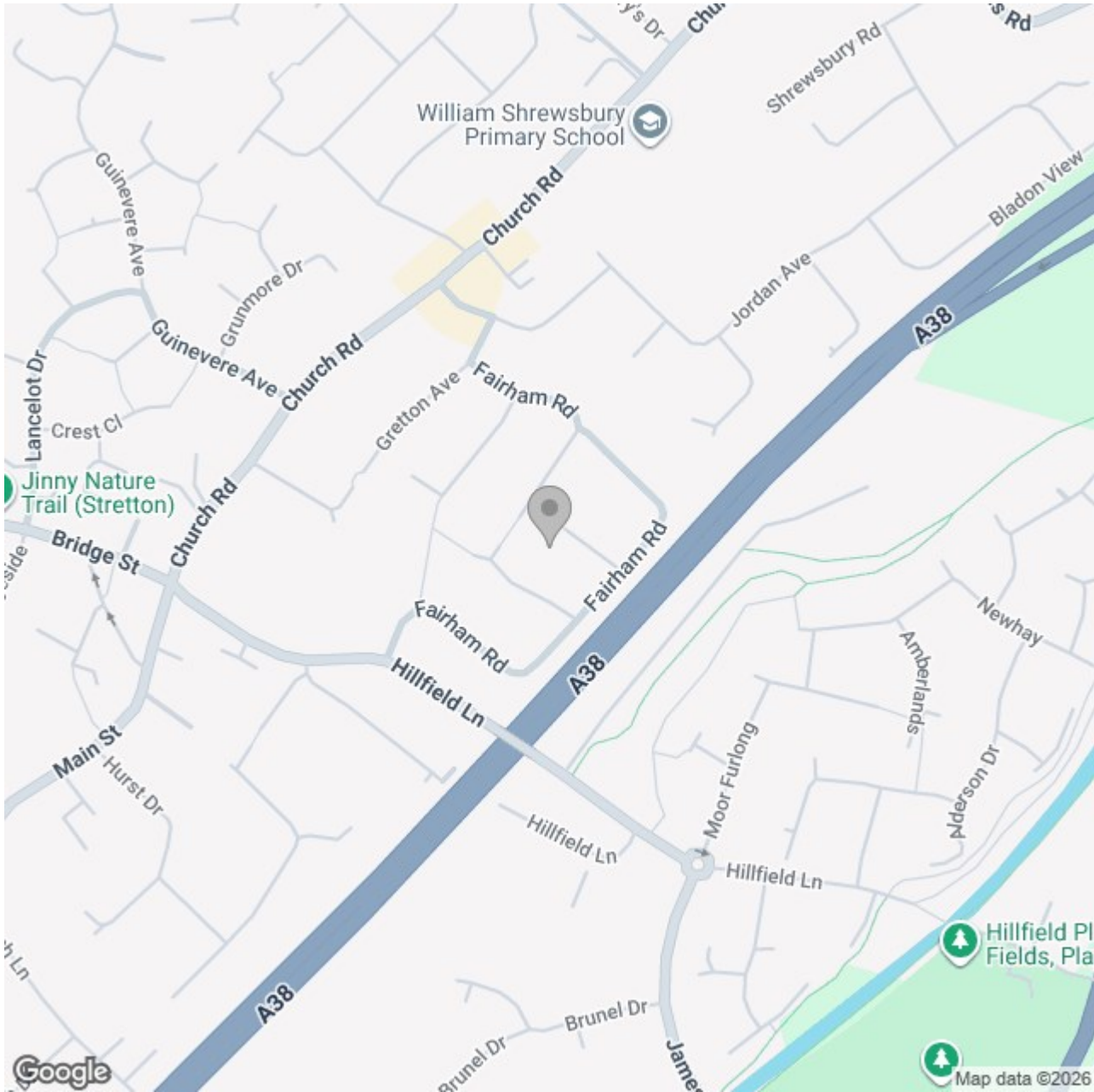
765 ft²

(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