







This charming three-bedroom semi-detached home in the desirable village of Stretton offers a perfect blend of space, style, and convenience. Boasting excellent access to local amenities and transport links, the property features a generous driveway leading to a detached garage. Inside, three versatile reception areas, including a bright conservatory, provide ample living and entertaining space. The modern kitchen is fitted with sleek units, while three well-proportioned bedrooms and a spacious family bathroom complete the home. With its sought-after location and excellent features, this property is a fantastic opportunity for any buyer.





## Accommodation

### Ground Floor

Upon entering the property, you are welcomed into a generous entrance hallway, featuring a double-glazed window to the side elevation, a staircase rising to the first floor, and doors leading to the main living spaces.

To the left, a door opens into the inviting living room, which boasts a charming fireplace with a tiled hearth and surround, elegant picture rails, coving to the ceiling, a central heating radiator, and a double-glazed bay window that fills the space with natural light.

A further door leads to the well-proportioned dining room, offering ample space for dining and entertaining, complete with a central heating radiator, coving to the ceiling, and an open archway leading seamlessly into the kitchen. The kitchen is fitted with a stylish selection of matching wall and base units, complemented by a roll edge preparation work surface. It includes a gas hob with an electric extractor overhead, an integrated electric oven below, under-counter drawer units, and space for a washing machine. Additional features include under-unit downlighting, coving to the ceiling, and double-glazed windows to the side and rear elevations, ensuring a bright and airy feel.

From the dining room, a door leads into the conservatory, a versatile space with double-glazed windows to the side and rear elevations and French doors opening out onto the garden, perfect for enjoying the outdoor surroundings. Off the



conservatory, two additional doors provide access to a practical utility area and a convenient WC/cloakroom.

### First Floor

The first-floor landing is accessed via a staircase rising from the entrance hallway, featuring a double-glazed window to the side elevation and a selection of doors leading to the principal rooms.

The family bathroom is well-appointed with a modern three-piece suite, including a bath with a mixer tap and











shower over, complemented by a sleek glass shower screen. A stylish vanity unit houses a wash basin with a mixer tap, offering additional storage with built-in cupboards and drawers. A low-level WC, central heating radiator, and partially tiled walls complete the space, while a double-glazed opaque window to the rear elevation allows for natural light. A convenient storage cupboard is also situated within the bathroom.

The master bedroom is a generous space, featuring a range of fitted wardrobes and drawer units, a central heating radiator, and a double-glazed window overlooking the rear elevation. The second bedroom, also well-proportioned, benefits from a double-glazed window to the front elevation and a central heating radiator. The third bedroom, currently used as a dressing room, enjoys a double-glazed window to the front elevation, a central heating radiator, and a loft hatch providing access to additional storage space.



#### Outside

The exterior of the property is equally impressive, with a block-paved driveway to the front elevation providing ample off-road parking and leading to both the detached garage and the front entrance door.



To the rear, a beautifully designed outdoor space awaits, featuring a paved patio area—perfect for alfresco dining or relaxing in the warmer months. A pathway meanders through the well-maintained lawn, leading to a dedicated enclosed section at the bottom of the garden, ideal for homegrown vegetables and kitchen plants. The garden also benefits from pedestrian access to the garage and is enclosed by a combination of timber fencing and a partial brick wall, offering both privacy and charm.



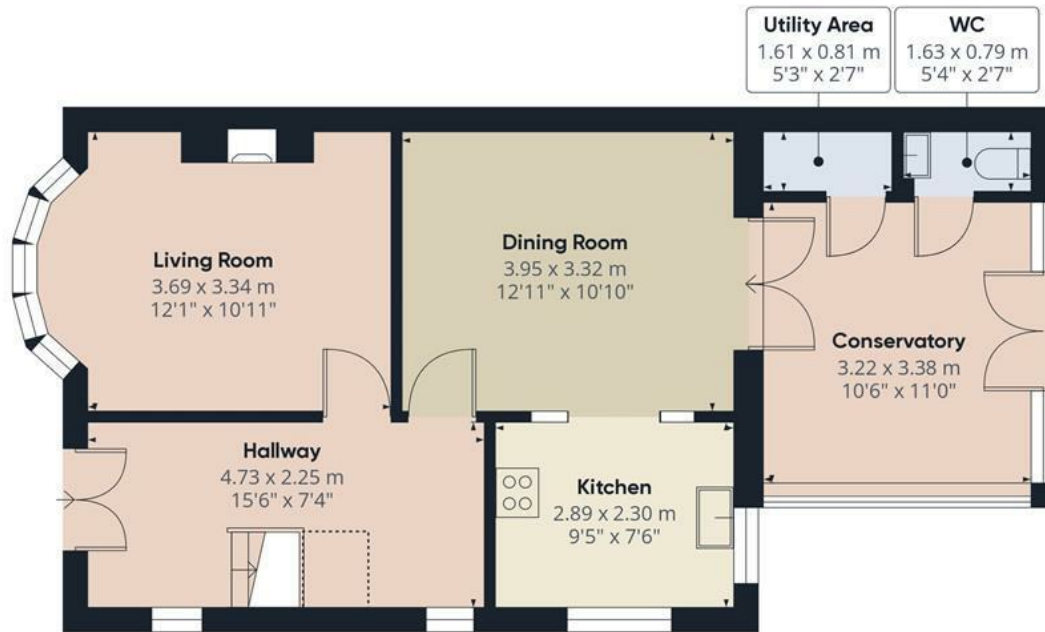












Floor 0



Floor 1

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

98.14 m<sup>2</sup>

1056.36 ft<sup>2</sup>

**Reduced headroom**

0.68 m<sup>2</sup>

7.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

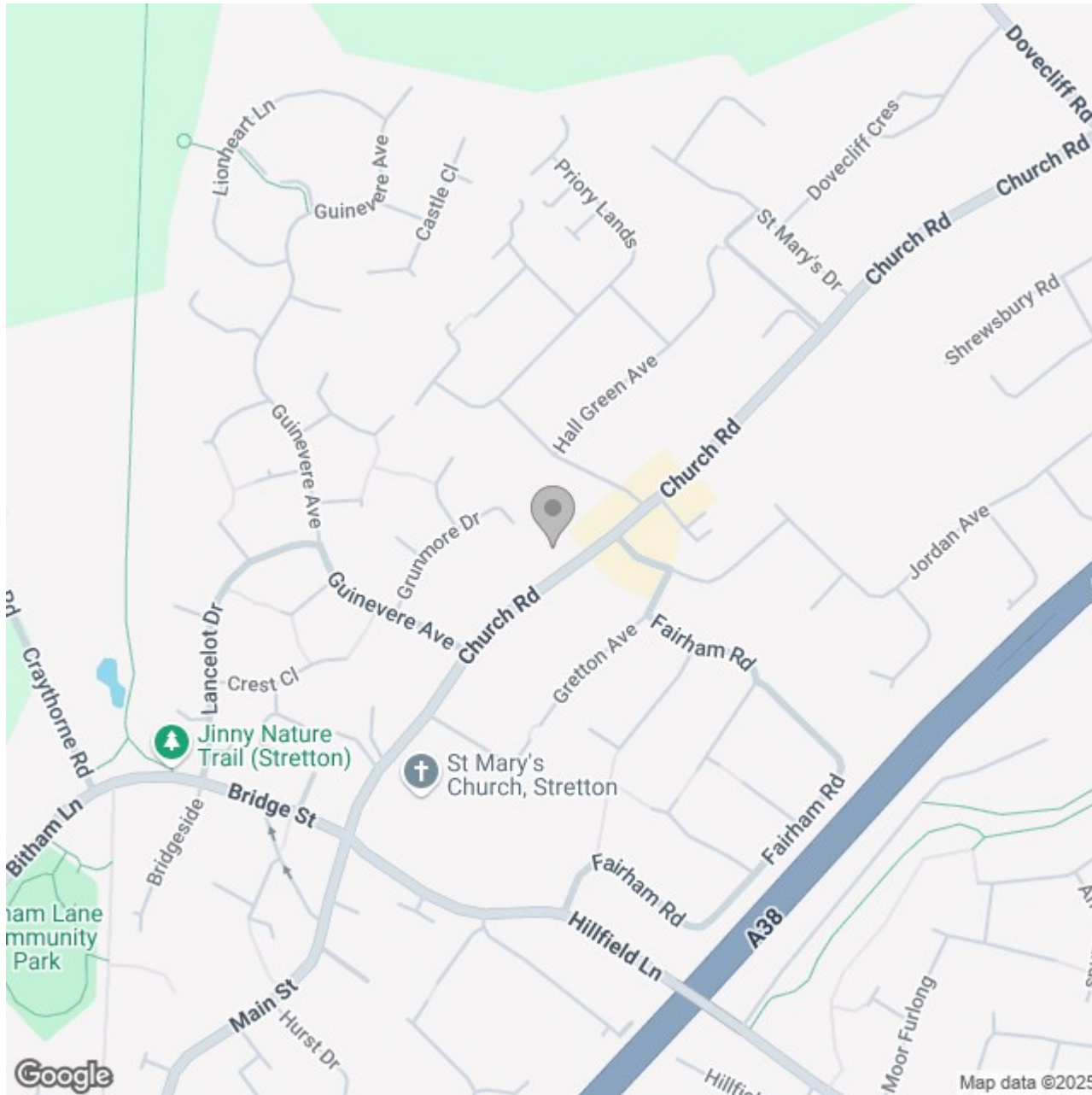
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

**GIRAFFE360**







Energy Efficiency Rating

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