





A well-positioned three-bedroom semi-detached home, situated within a popular residential area of Stretton. Offering a well-balanced layout with a spacious living area, separate dining space, conservatory, and a private rear garden, the property also benefits from a driveway providing off-street parking for up to three vehicles and a detached garage. This is a fantastic opportunity for a range of buyers.



## Accommodation

### Ground Floor

The accommodation opens into an entrance hallway, leading through into a generously sized living room positioned to the front of the property, with a large window allowing for plenty of natural light.

To the rear, there is a separate dining room with sliding doors opening into a conservatory, providing an additional reception space overlooking the garden and offering flexibility for everyday living. The kitchen is positioned off the dining area and features a range of fitted units and a window overlooking the garden.

### First Floor

To the first floor, there are three bedrooms, including two comfortable double rooms and a third bedroom suitable as a single room, nursery or home office.

The bathroom is fitted with a bath, wash hand basin and WC, with a window allowing for natural light and ventilation.

### Outside

To the front, the property benefits from a driveway providing off-street parking for up to three vehicles, leading down the side of the property to a detached garage.

The rear garden is mainly laid to lawn with established borders, offering a private outdoor



space with scope for further landscaping. A patio area sits adjacent to the property, ideal for outdoor seating.

### Location

Stretton is a well-regarded area offering a range of local amenities including shops, schools and everyday conveniences. There are good transport links nearby, with easy access into Burton upon Trent town centre as well as the A38 providing routes to Lichfield, Derby and beyond.







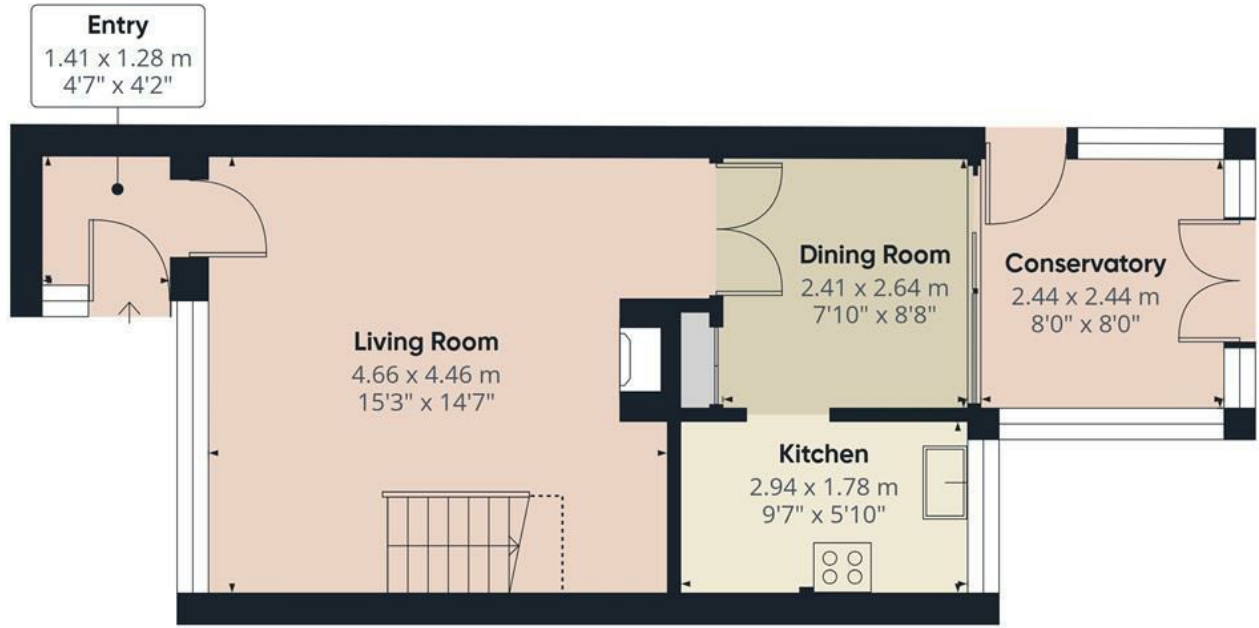




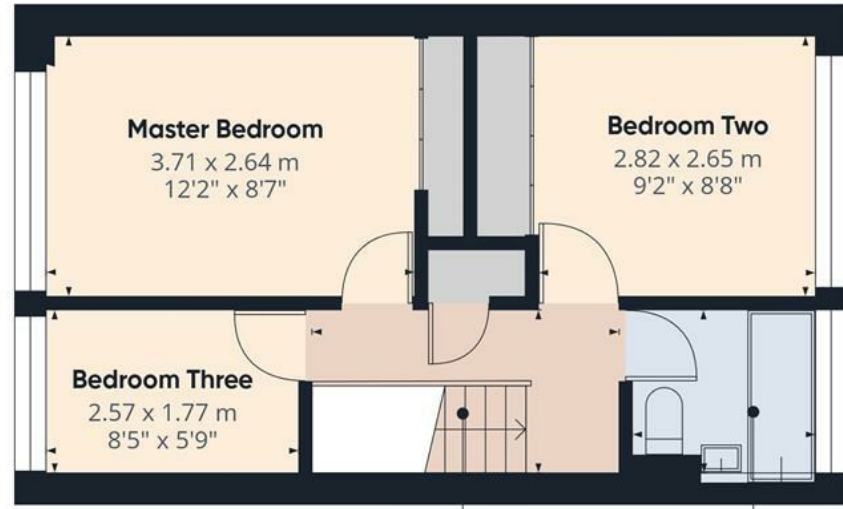








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
71.9 m<sup>2</sup>  
773 ft<sup>2</sup>

**Reduced headroom**  
1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

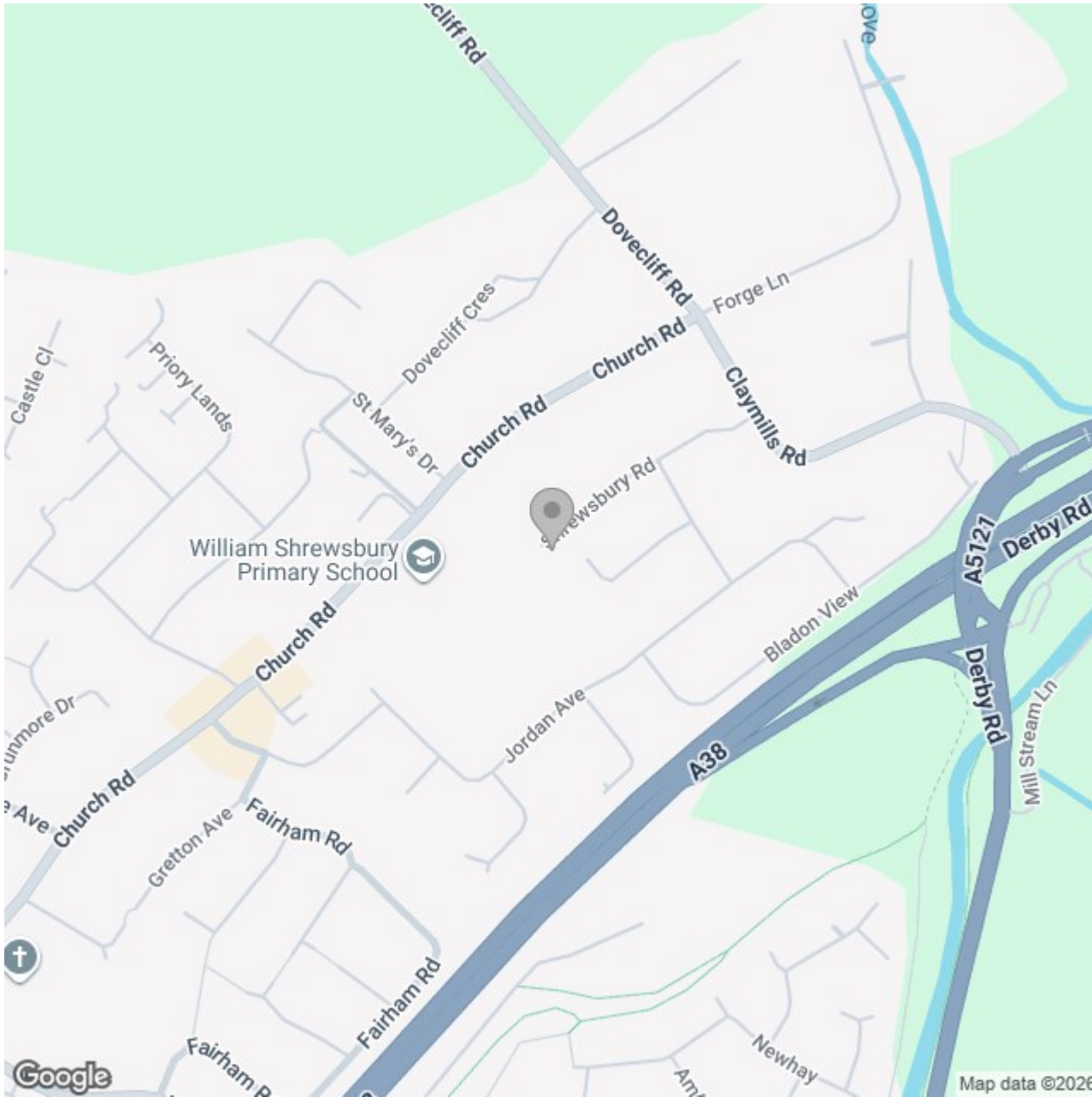
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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) <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>                  | EU Directive<br>2002/91/EC |  |