ABODE
SALES & LETTINGS

Fairham Road, Stretton, Staffordshire, DE13 0BT

Asking Price £210,000

https://www.abodemidlands.co.uk

A well three-bedroom semi-detached home occupying a generous corner plot within the ever-popular village of Stretton. Offering spacious living accommodation, ample off-road parking, a detached garage and an enclosed rear garden, this is a fantastic opportunity for first-time buyers, growing families or those looking to enjoy village living with excellent transport links close by.

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Accommodation

Ground Floor

The property is entered via a side entrance hall with stairs rising to the first floor. The fitted kitchen is positioned to the rear and is equipped with a range of matching wall and base units, work surfaces, a one-and-a-half bowl sink, integrated double oven, five-ring gas hob with extractor hood, together with space for further appliances. A door provides direct access to the rear garden.

The main living space has been enhanced by a front extension, creating a spacious open-plan lounge diner. This versatile reception room offers plenty of space for both seating and dining areas, making it ideal for everyday family life as well as entertaining. Completing the ground floor is the family bathroom, fitted with a white three-piece suite incorporating a corner bath with electric shower over.

First Floor

The first floor offers three well-proportioned bedrooms. The principal bedroom overlooks the front garden, while the remaining two bedrooms are positioned to the rear of the property, providing flexible accommodation for children, guests or those working from home. The landing also benefits from a useful built-in storage cupboard housing the gas combination boiler.

Outside

Occupying an attractive corner plot, the property enjoys an extensive driveway providing ample off-road parking for several vehicles. Double gates lead to additional secure parking and the detached single garage. The enclosed rear garden is predominantly laid to lawn with fenced boundaries and a patio seating area, creating a private outdoor space to enjoy throughout the year.

Location

Stretton continues to be one of Burton upon Trent's most sought-after villages, offering a wide range of everyday amenities including convenience stores, schools, public houses and leisure facilities. The village also provides excellent access to Burton upon Trent, Derby and the A38,

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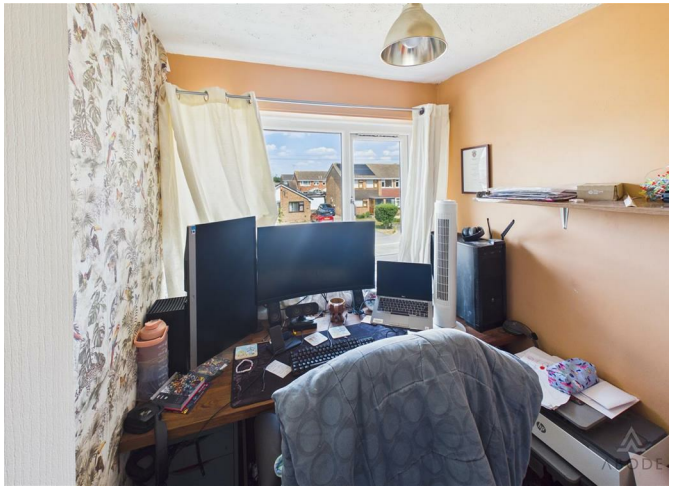
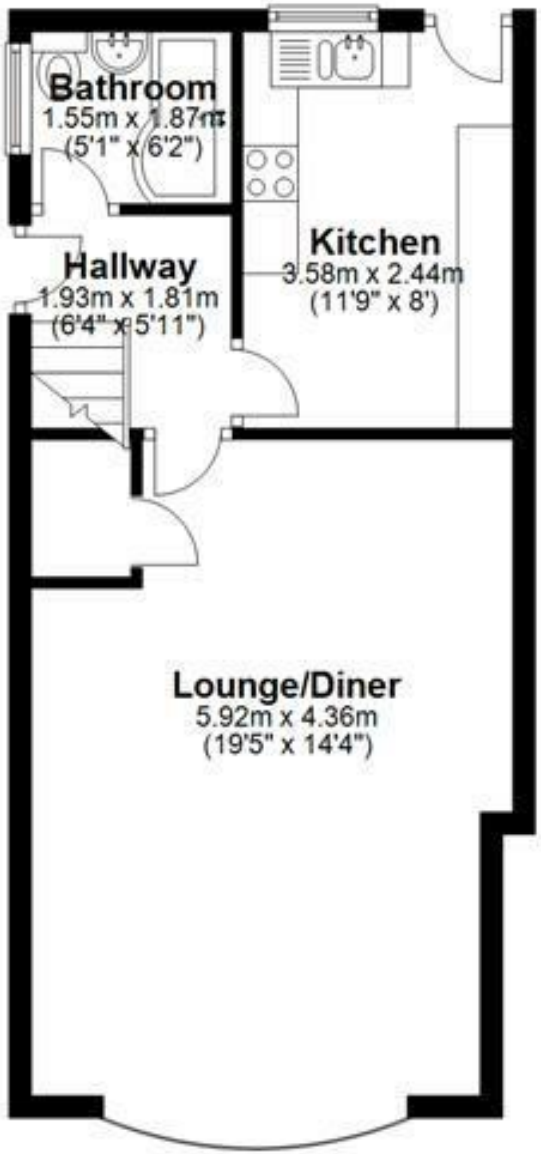


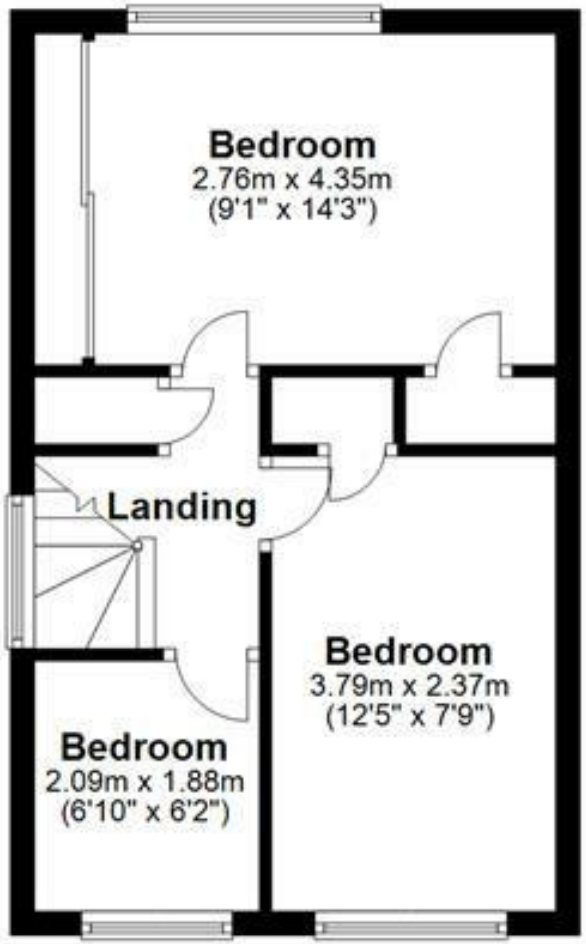
making it an ideal location for commuters.

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.

Ground Floor





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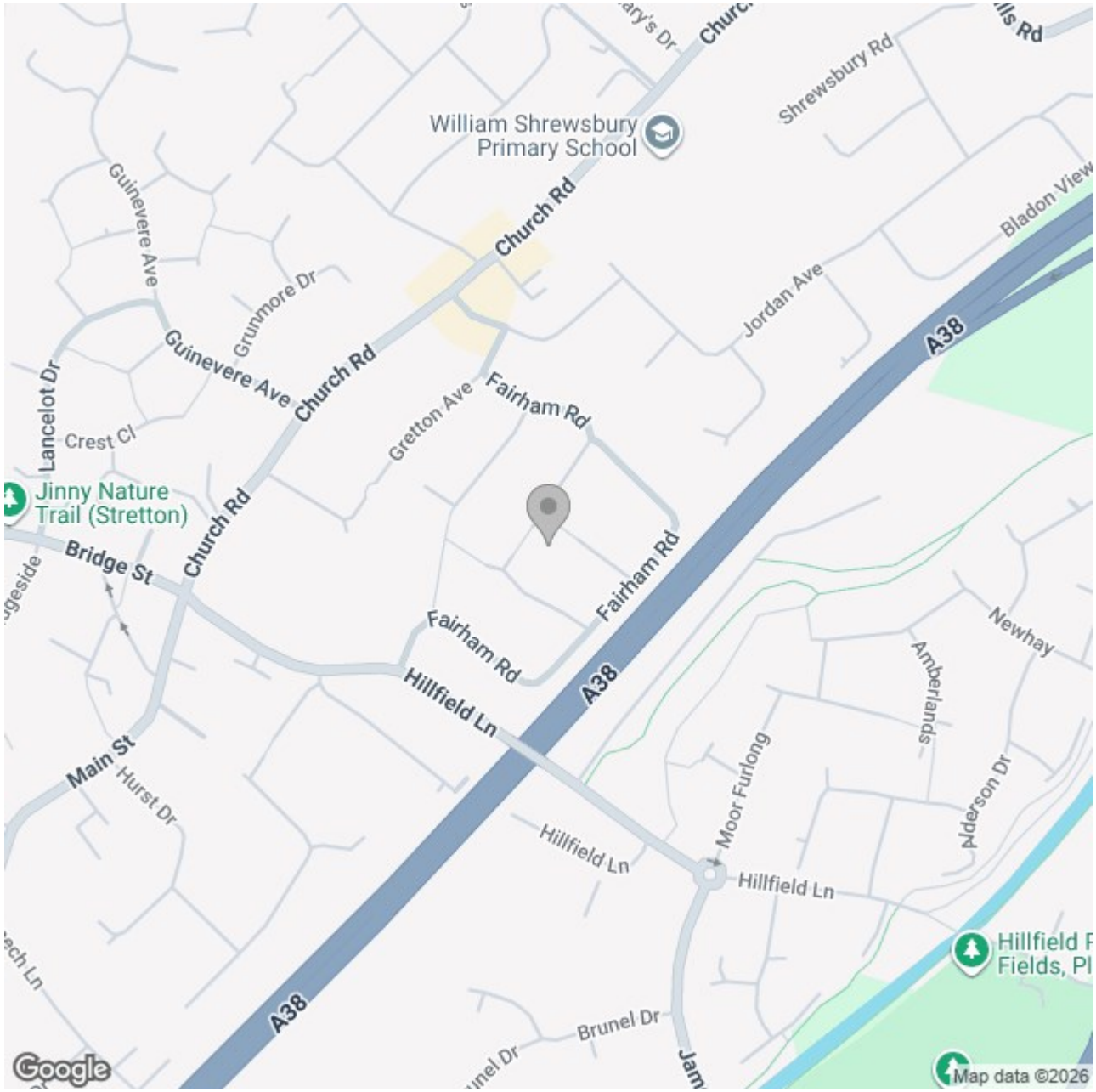
Plan produced using PlanUp.



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

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