ABODE
SALES & LETTINGS

Fairham Road, Stretton, Staffordshire, DE13 0BT

Offers Over £190,000



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.





ABODE
SALES & LETTINGS

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, 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.






ABODE


ABODE


ABODE




ABODE


ABODE



AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

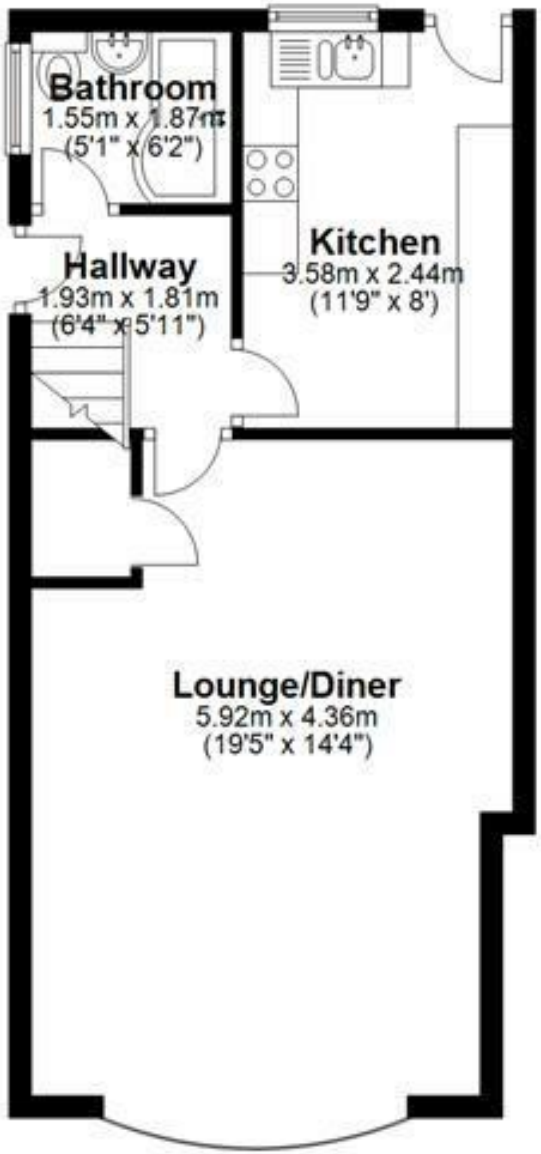
General

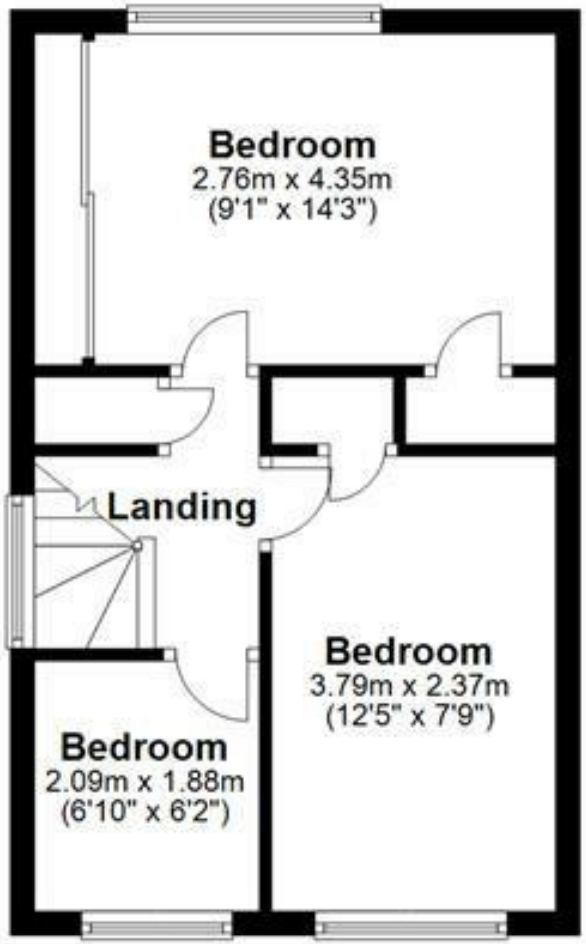
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

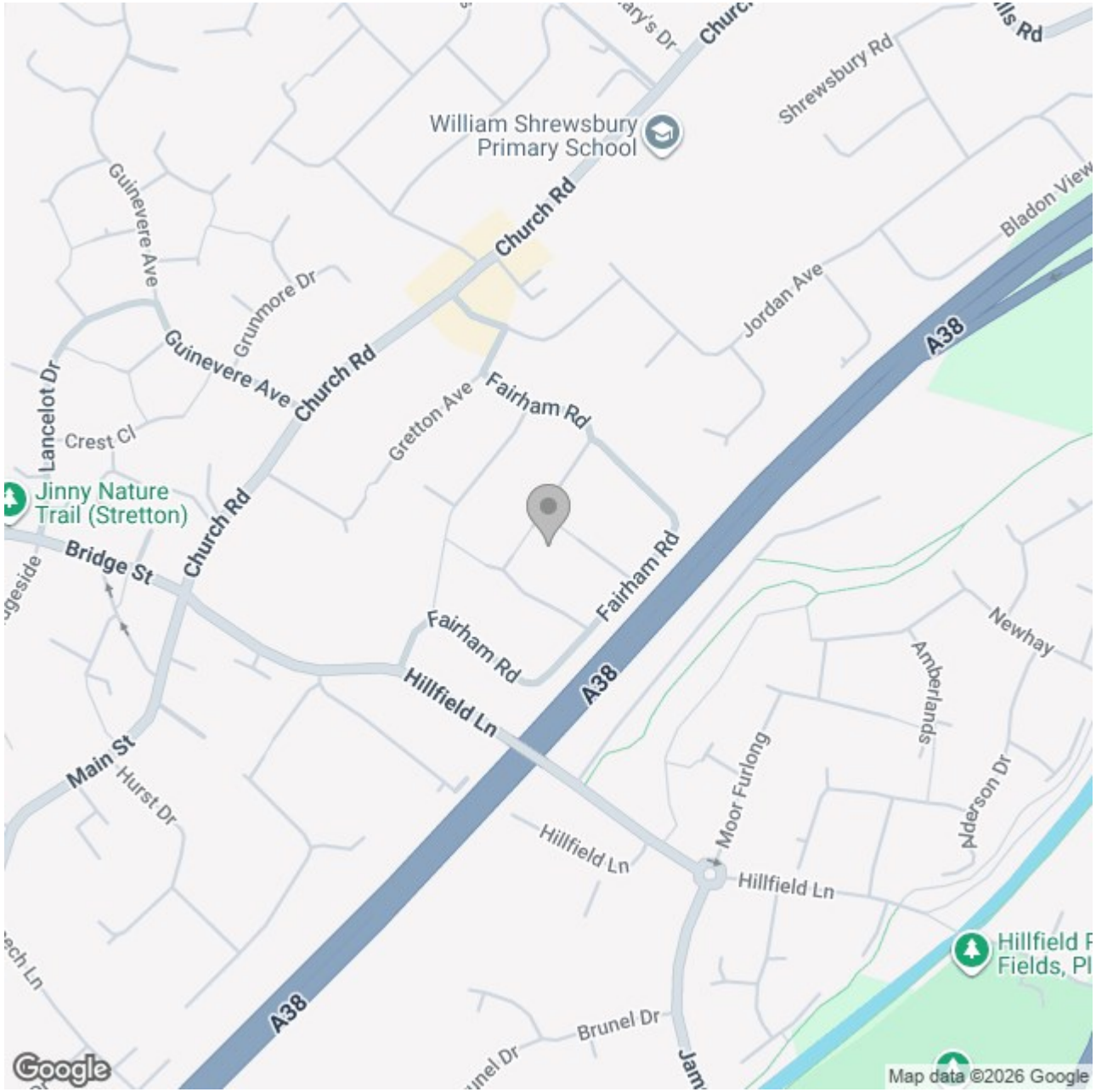
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

Ground Floor





Please use as a guide to layout only. They are not intended to be to scale. Property of
Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.