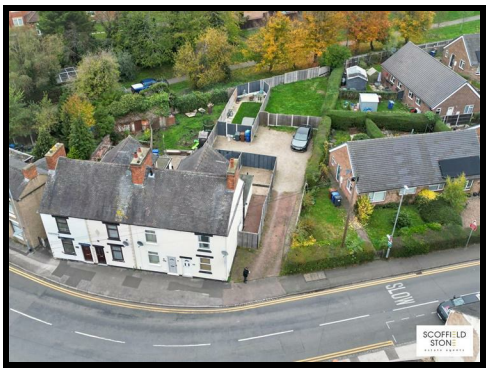
SCOFFIELD STONE
estate agents









50 Main Street, Stretton, Burton-On-Trent, DE13 0EA

£180,000

A three bedroom, freehold end terraced home in the heart of Stretton, offered with no upward chain. Featuring a lounge/diner with wood burning stove, fitted kitchen, downstairs bathroom, private courtyard, off road parking and a generous separate garden plot. Conveniently positioned for local amenities, schools and transport links.

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50 Main Street, Stretton, Burton-On-Trent, DE13 0EA

Summary Description

Offered for sale with no upward chain, this three bedroom, freehold end terraced house occupies a convenient position on Main Street, in the heart of Stretton, Burton upon Trent. Providing approximately 68 square metres (732 square feet) of accommodation, the property combines traditional character with practical living space, off road parking and a generous separate garden plot. Its central village location makes it an appealing choice for first time buyers, young families and those seeking a well connected home with everyday amenities close at hand.

The ground floor features a welcoming lounge and dining room with a brick fireplace and wood burning stove, creating an attractive focal point. A fitted Shaker style kitchen provides an integrated electric oven, hob and access to an enclosed rear courtyard, while a bathroom completes the ground floor accommodation. Upstairs, there are three bedrooms, offering flexibility for family living, guests or home working. Outside, the property benefits from a private, low maintenance courtyard, gravelled parking for at least two vehicles and a separately accessed, fenced garden laid to lawn. This additional outdoor space offers considerable potential for gardening, relaxation or further landscaping.

Stretton is a popular residential village on the outskirts of Burton upon Trent, offering convenient access to local shops, everyday services and schooling, including William Shrewsbury Primary School and de Ferrers Academy. The village benefits from local bus services, while Burton upon Trent railway station provides connections to Derby, Birmingham and beyond. The nearby A38 offers convenient road links towards Derby, Lichfield and Birmingham, making this a practical location for commuters and families alike.

Internal Accommodation

Lounge/Diner

11'9 x 20'11 (3.58m x 6.38m)



A welcoming and versatile living and dining space featuring wood effect laminate flooring and a characterful brick fireplace housing a wood burning stove. Natural light is provided by UPVC double glazed windows to the front and side aspects, while a partially obscure glazed UPVC entrance door provides access from the front of the property. Additional features include a useful understairs storage cupboard, two radiators, television and telephone points.

Kitchen

11'6 x 8'6 (3.51m x 2.59m)



Fitted with a range of Shaker style wall and base units, complemented by wood effect rolled edge worktops and tiled splashbacks. The kitchen includes an inset stainless steel sink with drainer and chrome mixer tap, an integrated electric oven, electric hob and chimney style extractor hood. There is also space and plumbing for an undercounter washing machine. Further features include ceramic tiled flooring, recessed ceiling spotlights, a wall light and a side facing UPVC double glazed window. A partially obscure glazed UPVC door provides direct access to the rear yard.

Bathroom

9'3 x 4'11 (2.82m x 1.50m)



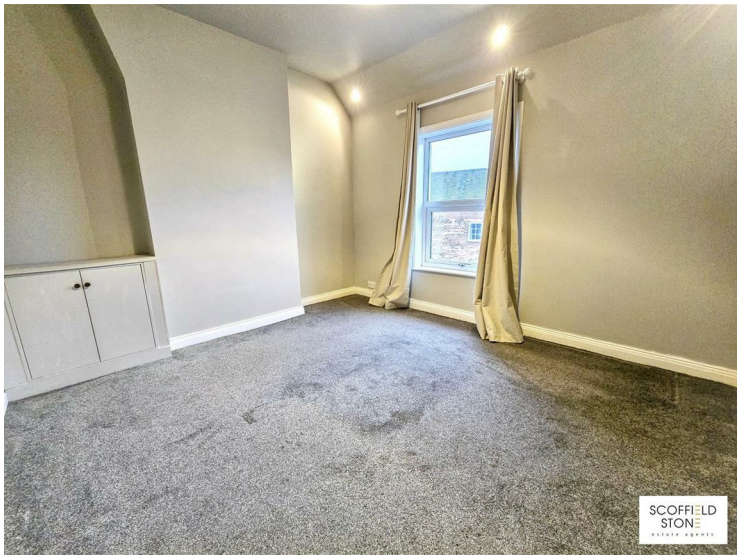
Fitted with a white three piece suite comprising a panelled bath

with chrome hot and cold taps and an electric shower over, a pedestal wash hand basin with chrome taps and a low flush WC. The room benefits from ceramic tiled flooring, tiled splashbacks, recessed ceiling spotlights and a radiator. Obscure UPVC double glazed windows to the rear and side provide natural light and privacy. An airing cupboard houses the wall mounted Glowworm gas boiler.

Stairs/Landing
5'3 x 10'9 (1.60m x 3.28m)

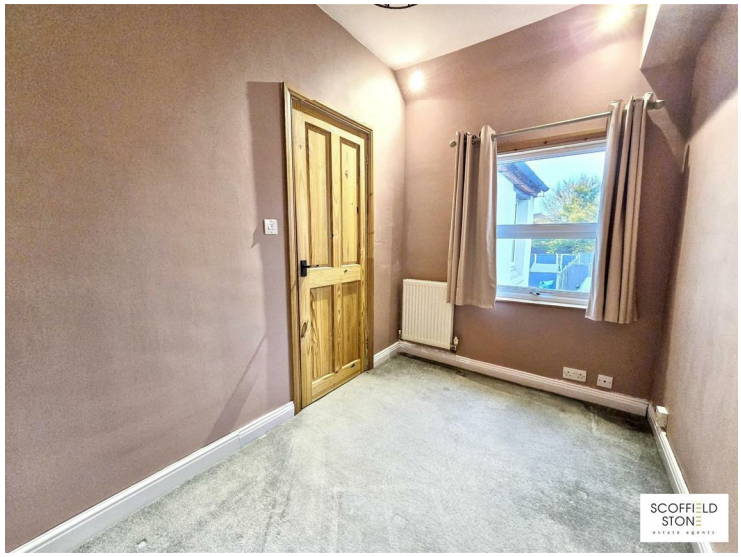
A carpeted staircase with traditional wooden spindles rises to the first floor landing, providing access to all three bedrooms and the roof space.

Bedroom One
11'9 x 10'9 (3.58m x 3.28m)



A well proportioned bedroom featuring carpeted flooring and a front facing UPVC double glazed window providing natural light. Additional features include a radiator and television point.

Bedroom Two
6'3 x 9'10 (1.91m x 3.00m)



Featuring carpeted flooring, a rear facing UPVC double glazed window and recessed ceiling spotlights. Additional features include a radiator, television and telephone points.

Bedroom Three
6'7 x 8'10 (2.01m x 2.69m)



A further bedroom with carpeted flooring, a side facing UPVC double glazed window and recessed ceiling spotlights. The room also benefits from a radiator, television and telephone points.

OUTSIDE

Frontage
The property occupies a traditional streetside position, with the main entrance opening directly onto the pavement.

Car Parking
Accessed via an entrance to the side of the property, a gravelled parking area is situated to the rear, providing off road parking for at least two vehicles.

Garden

The outdoor space is arranged into two distinct areas, separated by the gravelled parking area. Immediately adjoining the property is an enclosed, low maintenance courtyard, conveniently accessed from the kitchen and offering a practical space for outdoor seating.

Beyond the parking area is a separately accessed, fenced garden, currently laid to lawn. This additional outdoor space provides scope for landscaping, planting or creating a more established garden to suit individual preferences.

Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

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Buying to Let?

Guide achievable rent price: £850pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

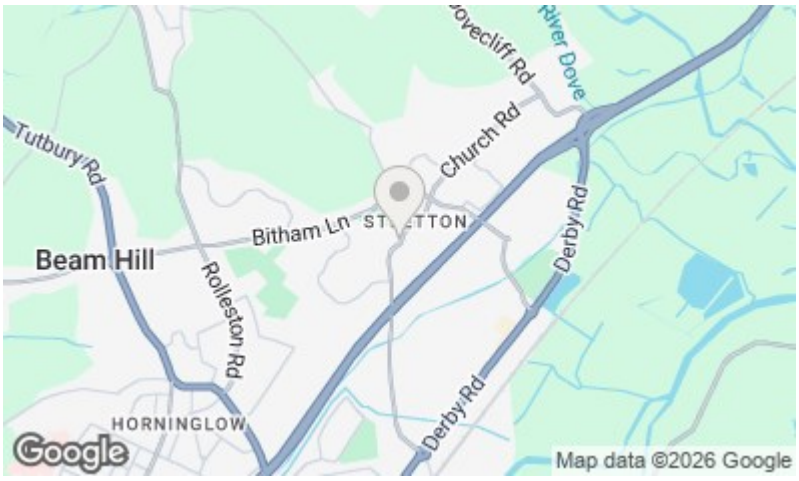
Approx Gross Internal Area
68 sq m / 732 sq ft

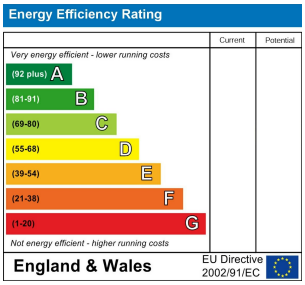


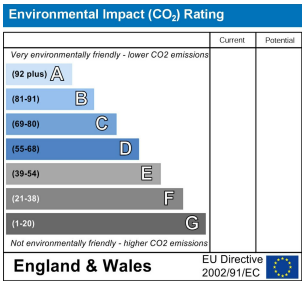
Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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