



61 Fairham Road

Stretton, Burton-On-Trent, DE13 0BS

Price £209,950



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GENERAL INFORMATION

THE PROPERTY

Offered for sale with NO UPWARD CHAIN and set in a cul de sac location in this popular area of Stretton, is this three-bedroom semi-detached home. The double-glazed and centrally heated accommodation offers a lounge, a separate dining room, a fitted kitchen and a conservatory. On the first floor are three bedrooms and a shower room.

OUTSIDE

Outside is ample parking to the front and a drive leading to a garage. The rear low-maintenance garden is fully enclosed.

LOCATION

Stretton is always popular. It offers a supermarket and further convenience stores. A bakery, hairdressers, post office, beauticians, public inns and eateries. There is a lovely Church and great travel via the A38 and A50 for travel to Tamworth, Uttoxeter, Lichfield, Derby, Birmingham and Nottingham.

ACCOMMODATION

The entrance door on the conservatory at the rear gives access to the property with door opening into:

CONSERVATORY

13'10" x 8'2" to rear window (4.21 x 2.50 to rear window)
Having French doors out onto the rear patio, plumbing for the washing machine, sliding patio doors lead into the dining room, and a further doors leads into the kitchen.

KITCHEN

6'7" x 9'5" (2.0 x 2.87)
The fitted kitchen has a range of base cupboards, drawers, matching eye line cabinets, glass display units and a plate rack. The worktops incorporate a stainless steel sink with a side drainer and a four-ring gas hob. There are tiled splashbacks and a range of integrated appliances that include a dishwasher and oven. There is space for a fridge/freezer, and the hot air central heating boiler is also housed here within a built-in cupboard.

DINING ROOM

9'2" x 12'6" to the french doors (2.79 x 3.80 to the french doors)
There are sliding patio doors out into the conservatory, stairs off to the first floor, and a full glazed door and side panel opening into the lounge.

LOUNGE

16'1" x 12'2" min x 12'2" to window (4.90 x 3.71 min x 3.72 to window)

A large window looks out to the front aspect, a stair storage cupboard offers space for hoovers, and there is a carved wood fire surround with marble style inserts and hearth with a living flame gas fire inset. There are wall and ceiling light points, and a panelled glazed door leads through to what had originally been the entrance porch and could be reinstated.

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Stairs rise to the first floor landing with a tank cupboard, also providing space for linen storage.

FIRST FLOOR

BEDROOM ONE

8'8" x 11'11" (2.65 x 3.62)

Having a window to the front aspect and ceiling light point.

BEDROOM TWO

9'8" x 10'2" min 12'1" max (2.94 x 3.10 min 3.68 max)

Having a window to the rear aspect and a built storage cupboard with hanging space.

BEDROOM THREE

8'10" to window x 7'0" (2.70 to window x 2.14)

It is currently used as a dressing area and has a window to the front aspect.

SHOWER ROOM

6'0" x 6'11" to the window (1.84 x 2.11 to the window)

Having a modern walk-in shower cubicle with glazed screen, electric shower over, and waterproof boarding to the walls. A W.C. and vanity unit with hand wash basin inset. There are tiled surrounds, a window to the rear, a chrome heated towel rail and loft access point.

Tel: 01283548194

OUTSIDE.

The property sits behind a dwarf wall with a paved frontage allowing for vehicular standing and raised flower beds. A tarmac driveway gives access to a detached brick garage.

DETACHED BRICK GARAGE

9'4" x 13'1" excludes storage area (2.84 x 3.98 excludes storage area)

With an up and over door, and window to the side aspect with a further rear storage area, which is accessed via a door from the garden.

REAR GARDEN

The rear garden is fully enclosed and low maintenance, being laid with pavements and flower borders.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though

their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

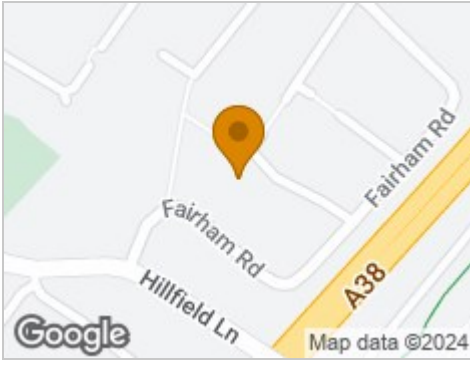
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A



Road Map



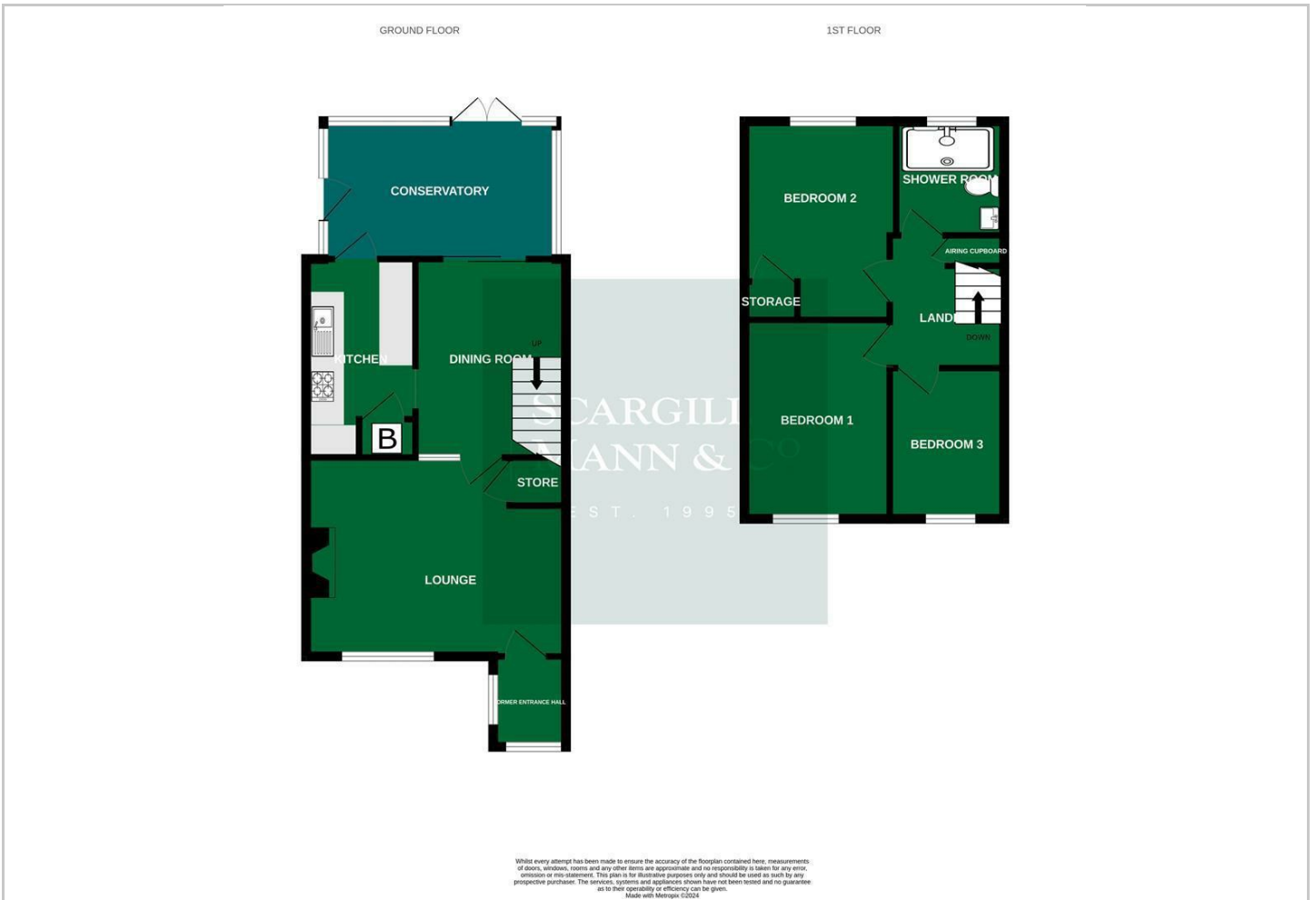
Hybrid Map



Terrain Map



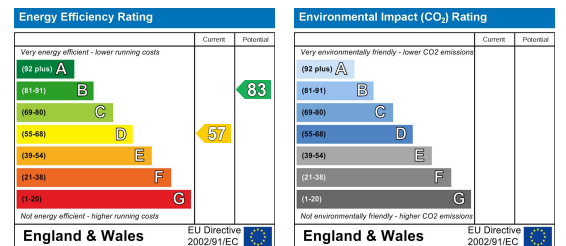
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.