

**96 Church Road  
Stretton  
Burton-On-Trent  
DE13 0HE**

**Price £350,000**



- NO UPWARD CHAIN
- GENEROUS GARDEN PLOT WITH SOUTHERLY ASPECT
- GOOD SIZE L-SHAPED LOUNGE DINER
- CONSERVATORY
- FITTED KITCHEN
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- DRIVE AND DOUBLE GARAGE



## GENERAL INFORMATION

### THE PROPERTY

Sitting attractively close to the heart of Stretton, this delightful three-bedroom detached house on Church Road offers a perfect blend of space and convenience for a family. The property boasts a double garage and a superb garden with a southerly garden that backs onto school fields, providing a lovely backdrop.

Upon entering, you are greeted by a bright and airy entrance porch that leads into a welcoming hallway, complete with stairs leading to the first floor. The spacious L-shaped lounge diner offers doors that open onto a lovely patio and a conservatory, perfect for enjoying the garden views. The fitted kitchen is practical, while a guest cloakroom adds to the convenience of the ground floor.

The first floor hosts a generously sized principal bedroom with built-in wardrobes, alongside two additional bedrooms that overlook the rear garden. Completing this level is a bathroom.







To the front the property offers parking for several vehicles, with a garage featuring a remote up-and-over door for ease of access. The front garden is designed for low maintenance, with gravel and shrub borders. The rear garden is truly a delight, enjoying a southerly aspect that bathes it in sunlight. It features patio areas, a lawn, a small kitchen garden, and vibrant flower and shrub beds, making it an ideal space for relaxation and outdoor entertaining.

#### LOCATION

Stretton is a highly regarded residential area, with Church Road being particularly sought after. The village provides a variety of amenities, including shops, a supermarket, a bakery, a pharmacy, hairdressers, a post office, and a beauty salon. Additionally, there are public inns and eateries, as well as a lovely church, all of which contribute to the community. For those commuting, the A38 is easily accessible, linking to the A50 and the wider motorway network.

#### ACCOMMODATION

##### FRONT ENTRANCE PORCH

2.94m x 1.09m (9'7" x 3'6")

Glazed door with glazed side panels opening through into the main entrance hallway.

##### HALLWAY

0.90m min 2.37m max x 1.49m 2.81m (2'11" min 7'9" max x 4'10" 9'2")

Having a door to the side aspect, door to lounge, stairs to first floor, door to kitchen, useful built in storage cupboard and a further door which opens up into the cloakroom.

##### CLOAKROOM

1.07m x 1.44m to window (3'6" x 4'8" to window)

Has a window to the front aspect, W.C. and wall mounted hand wash basin, there are tiled walls, coving to ceiling, wall light point and a useful storage cosmetic cupboard.

#### LOUNGE DINER

##### LOUNGE AREA

3.76m to back of fire 3.29m x 4.96m (12'4" to back of fire 10'9" x 16'3")

Has a window to the front aspect, sliding patio doors out to the rear, radiator, coving to ceiling, wall light points, a brick tiled fire surround and plynth with quarry tiled tops which houses an electric fire and a wide opening that leads through to the dining area.

##### DINING AREA

2.81m from the back of fire x 2.91m (9'2" from the back of fire x 9'6")

Coving to ceiling, ceiling light point, radiator and door to kitchen.

##### CONSERVATORY

3.51m x 3.11m (11'6" x 10'2")

Has French doors out to the garden, power points and ceiling light point.



### KITCHEN

3.70m to window x 3.16m max 2.81m min (12'1" to window x 10'4" max 9'2" min)

Has a window looking out over the rear garden, the kitchen is fitted with a range of base cupboards, drawers, wall mounted cabinets and glass display units, there is space for a dishwasher, washing machine and electric cooker point, worktops are inset with a one and a quarter stainless steel sink with mixer taps over, there is a breakfast bar and a built in pantry cupboard

### FIRST FLOOR

Stairs rise and two steps up and the stairs turn:

### LANDING

2.46m to back of stairs x 4.18m (8'0" to back of stairs x 13'8")

Has a large window to the front aspect, built in cupboard with shelving and also houses the domestic hot water and central heating water tank, doors lead off to:



### BEDROOM ONE

3.76m x 4.09m to front of wardrobe doors (12'4" x 13'5" to front of wardrobe doors)

Having two built in deep double wardrobes which provide hanging space and shelving, radiator, coving to ceiling, ceiling light point and wall light points, a window looks out over the rear garden.

### BEDROOM TWO

3.20m length x 2.70m wide (10'5" length x 8'10" wide)

There is a built in double wardrobe providing hanging space and shelving, a dressing table unit with drawers and mirror, there is a window to the rear aspect, coving to ceiling, radiator, ceiling and wall light points.

### BEDROOM THREE

3.17m x 2.70m to window (10'4" x 8'10" to window )

There is a window to the rear aspect, coving to ceiling, radiator and built in double wardrobe, dressing table unit with drawers and mirror.

### BATHROOM

2.06m x 1.83m (6'9" x 6'0")

There are tiled surrounds, high line window, low



level bath with mixer taps and separate shower over, pedestal hand wash basin and W.C., there is a heated chrome towel rail and small built in vanity cupboard.

### OUTSIDE

Having a Tarmac driveway with gravel frontage, hedge boundary to the front and fence boundaries to the side, a paved path leads to the front entrance porch. To the rear is a garden which is an absolute delight, there is a large garage with remote up and over door, power and light, a personal access door leads out into the rear garden which is fully enclosed with a fenced boundary, shaped lawn, shaped patio areas in order to catch the sun at various times of the day, mature herbaceous borders and a vegetable patch.

### GARAGE

4.77m width x 5.52m length (15'7" width x 18'1" length)

A remote up and over door, power and light.

### AGENTS NOTES

The front window on the landing is a clad single skim window.





If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

**FREEHOLD** - 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.

#### COUNCIL TAX BAND

East Staffordshire Borough Council- Band D

#### CURRENT UTILITY SUPPLIERS

Gas - Eon Next

Electric - Eon Next

Water - Mains - South Staffs Water

Sewage - Mains - South Staffs Water  
Broadband supplier - Openreach fibre

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding 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/>

#### SCHOOLS

<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/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 09/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 2002/91/EC	

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