

SCARGILL
MANN & CO

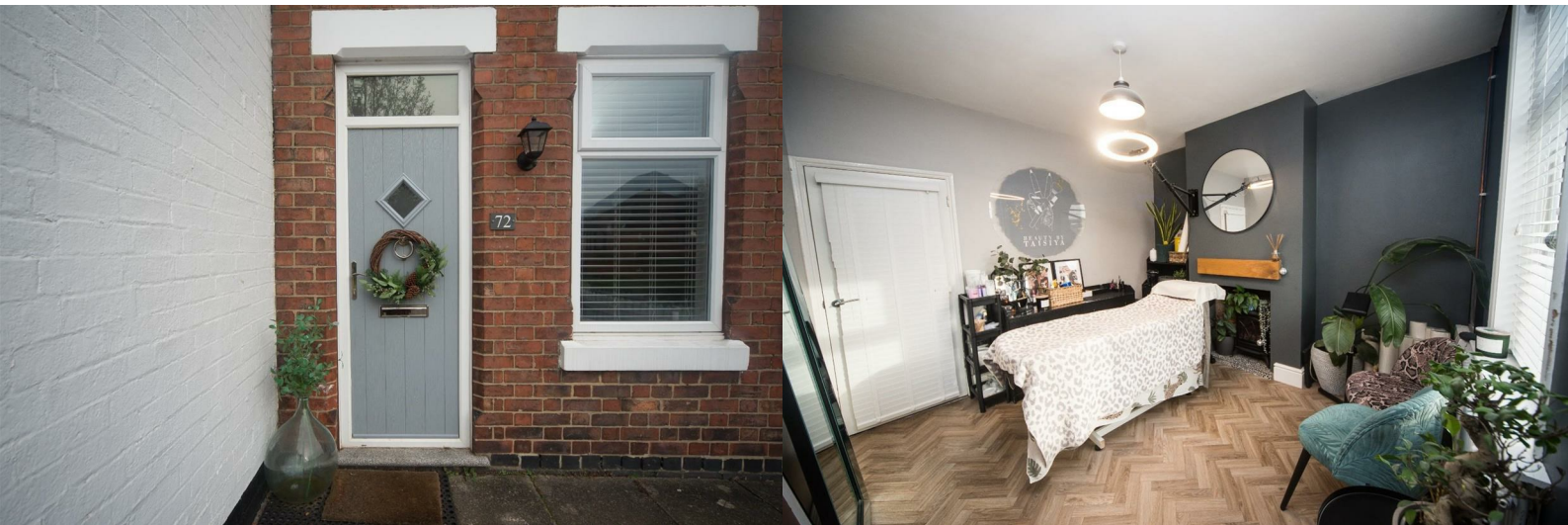
EST. 1995



72 Beech Lane

Stretton, Burton-On-Trent, DE13 0DX

Offers In Excess Of £185,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co. bring this two-bedroom terrace cottage to the market. Located in the heart of Stretton's village centre, this lovely, presented home offers double-glazed and gas-central heated accommodation with two reception rooms, an extended modern kitchen, and a guest w.c.

On the first floor are two double bedrooms and a modern period-style bathroom.

Outside, the property sits attractively behind a picket fence, with a shared entry leading down to a gate and opening up into a large rear garden. This garden is predominantly laid to lawn, with a large patio area and kitchen garden behind a further picket gate.

Beech Lane is a popular location in the heart of Stretton. A range of shops, including a supermarket, bakery, convenience shops, post office, pharmacy, and eateries, are within walking distance. There are public inns, a public bus service, and good access to the A38 and A50 for onward travel to Derby, Birmingham, Lichfield, and the motorway network.

GROUND FLOOR

ACCOMMODATION

Entrance door opening through to front reception room.

FRONT RECEPTION ROOM

10'8" into chimney breast x 10'10" (3.26m into chimney breast x 3.31m)

Has attractive wood effect flooring, window looking out to the front aspect, attractive tiled hearth with Oak timber over with fire inset ideal for a electric log burner effect fire, there is ceiling light point and radiator, a door leads through to:

INNER LOBBY

Stairs lead off to the first floor and a further door opens through into a further lounge or dining room.

LOUNGE/DINING ROOM

10'7" in to window x 11'5" (3.25m in to window x 3.48m)

Has a window to the rear aspect, a wide opening through to

the kitchen, tiled flooring, useful understairs storage cupboard, ceiling light point and an attractive raised fire with tiled hearth and stone insert.

KITCHEN

5'10" x 18'7" (1.79m x 5.68m)

Has an attractive fitted kitchen with a range of base cupboards, drawers and wall mounted cabinets, Oak block worktops that incorporate a four ring gas hob and a Belfast sink, integrated appliances include an oven, there is space for washing machine and space for fridge freezer, a door leads out to the side aspect, a further window gives natural daylight to the side aspect, recessed ceiling down lights, period style radiator and a door leading through to the cloakroom.

CLOAKROOM

3'7" x 4'3" (1.10m x 1.32m)

Has an attractive period style floor, obscure window to the side aspect, pedestal hand wash basin and W.C., there are recessed ceiling down lights and radiator.

FIRST FLOOR

LANDING

Split landing leads to:

BEDROOM ONE

12'3" x 11'6" to window (3.75m x 3.52m to window)

Attractively decorated with neutral decor, radiator, ceiling light point, window looking out to the rear garden and a door leading off to the bathroom.

BATHROOM

8'3" x 5'11" (2.53m x 1.82m)

With steps leading down, is fitted with bath with mixer taps and separate shower over with glazed screen, W.C. and vanity unit with hand wash basin inset with tiled splashbacks, there is attractive period style flooring, tiled surrounds, towel rail holder and obscure window to the side aspect and recessed ceiling down lights.

BEDROOM TWO

12'4" into chimney breast x 10'10" min (3.76m into chimney breast x 3.31m min)

Has a window to the front aspect, radiator, ceiling light point and loft storage area.

Tel: 01283548194

OUTSIDE

The property sits behind a picket fence with gravel frontage and paved path leading to the front door, a gate leads down the shared entry and opens up into the rear garden which is generously proportioned with ample patio area and lawn.

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.

AGENTS NOTES

A flying freehold over the shared entry.

COUNCIL TAX BAND

East Staffordshire Borough Council- Band A

CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Water - Mains - Seven Trent

Sewage - Mains - Severn Trent

Broadband supplier - Sky

BROAD BAND SPEEDS

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

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/>

CONSTRUCTION

Standard Brick Construction

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>

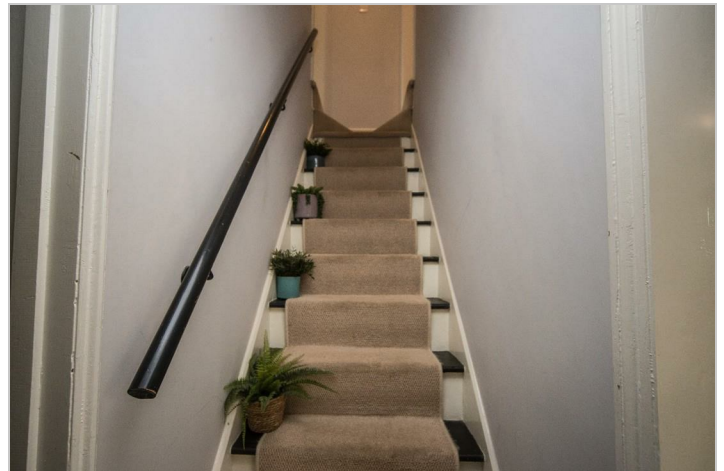
<http://www.gov.uk/>

CONDITION OF SALE

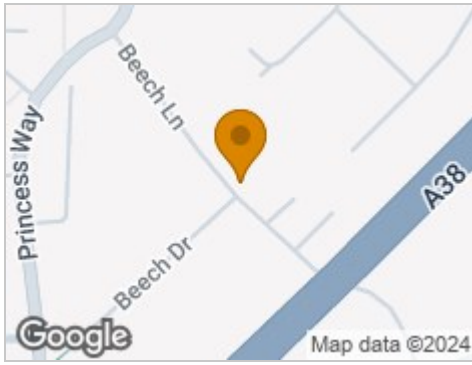
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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 11/2024) A



Road Map



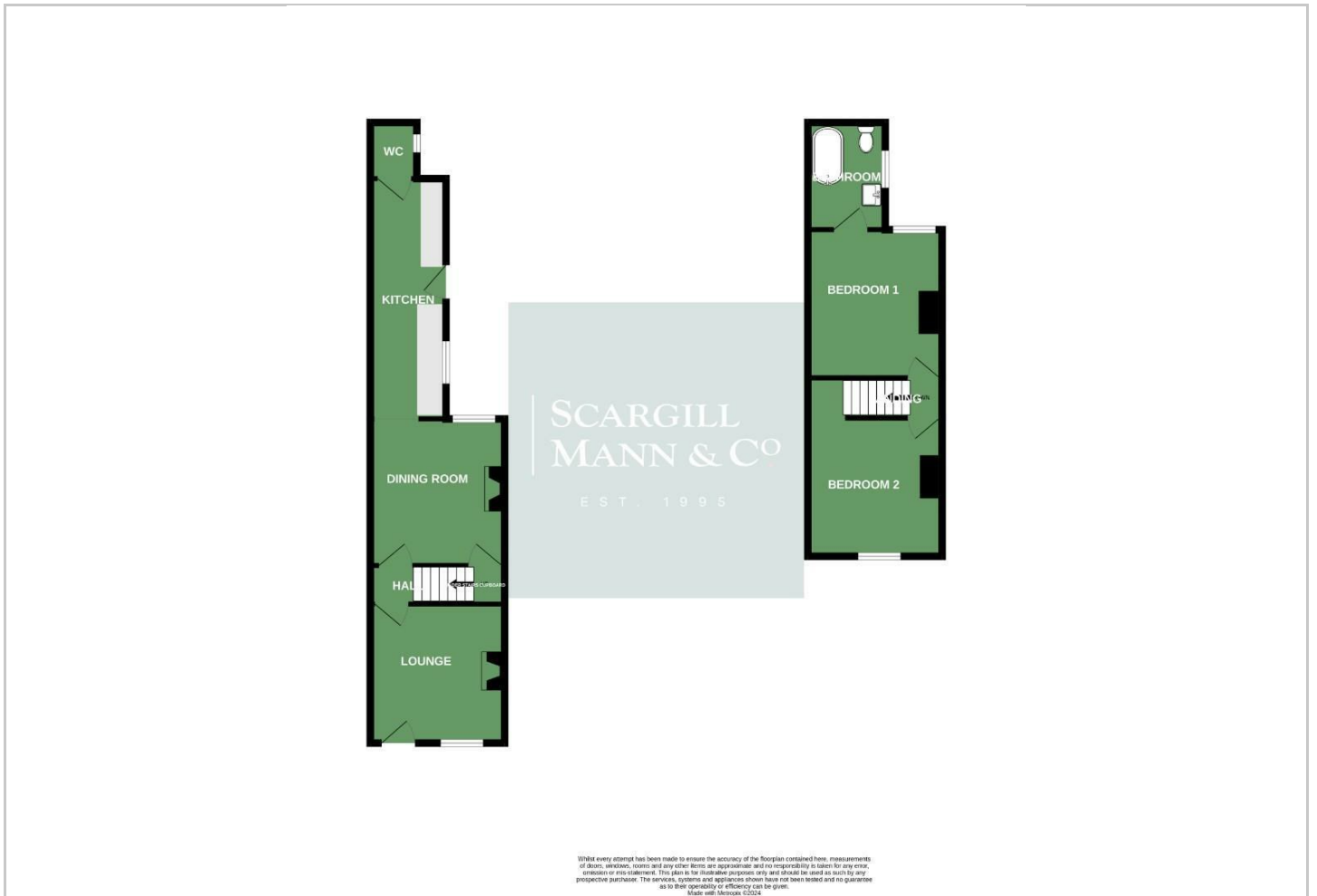
Hybrid Map



Terrain Map



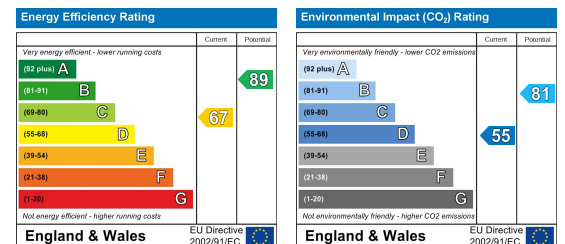
Floor Plan



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.