



141 Fairham Road

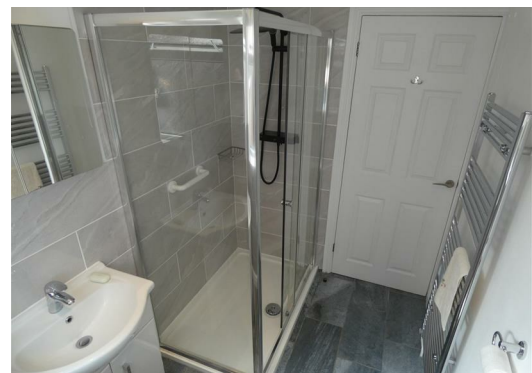
Stretton, Burton On Trent, DE13 0BT

£249,950



SJ are pleased to bring to market this well presented detached bungalow, comprising of an extended kitchen diner with contemporary finish, good sized lounge with feature bow window, 2 bedrooms, re-fitted shower room, conservatory and easy maintenance rear garden with a sunny aspect. With block paved driveway providing off road parking for several vehicles. The property is ideally located in close proximity to local amenities the wonderful village of Stretton has to offer. NO UPWARD CHAIN. uPVC DG and GCH and benefits from solar panels.

EPC B Council Tax C



Entrance Hallway 10'8" max x 4'4" min x 10'6" max x 2'8" in (3.24 max x 1.33 min x 3.21 max x 0.82 in)

Approached from the side of the property via a half glazed door and side panel, this L shaped hallway has central heating radiator, power points, ceiling light point, telephone point and Risco intruder alarm panel. Doors to other rooms.

Lounge 16'10" x 10'10" (5.14 x 3.3)

A bright and airy space with a feature bow window to the front, a coal effect gas fire with modern decorative fire surround, power points, ceiling light point, TV aerial point and two central heating radiators.

Kitchen 17'0" x 9'10" (5.20 x 3.01)

This beautifully re-fitted extended kitchen has tile effect vinyl flooring and a range of light grey base and wall mounted units with tiled splash back and light wood effect worktops. Stainless steel 1.5 sink and drainer with chrome mixer tap. Integrated fridge freezer, integrated Cooke and Lewis electric oven, integrated Belling gas hob with extractor over, space and plumbing for automatic washing machine and dryer. uPVC double glazed window to the side, uPVC half glazed door to the side and uPVC double glazed French doors to the rear garden, central heating radiator, Absolute monitor for the Solar Panels, electric power points, inset spot lights. Fitted cupboard housing Vokera central heating boiler and shelving.

Bedroom One 12'0" x 11'7" (3.65 x 3.53)

A well proportioned room with sliding patio doors into Conservatory, central heating radiator, power points and ceiling light point.

Conservatory 8'8" x 8'3" (2.65 x 2.51)

Recently constructed uPVC conservatory with polycarbonate roof and windows to two sides with fitted blinds and electric power points. French doors opening out to the Garden.

Bedroom Two 9'11" x 9'6" (3.02 x 2.89)

With window to the front elevation, central heating radiator, power points and ceiling light point.

Bathroom 6'10" x 5'6" (2.08 x 1.68)

With vinyl flooring and fully tiled walls. A white suite comprising of wash hand basin with fitted cupboard beneath with chrome taps, a low flush W.C. and double shower cubicle with Triton mains shower. Wall mounted cabinet, central heating chrome towel rail, extractor fan, ceiling spot lights and loft hatch. Opaque window to the side elevation.

Outside

To the Front

To the front of the property is a lawn with borders full of flowering plants and shrubs. A block paved driveway at the side of the property provides ample off road parking, with an outside light and wooden gate providing access to the rear garden.

To the Rear

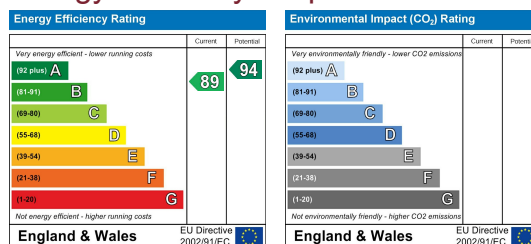
The rear of the property is a fully enclosed low maintenance garden with a sunny aspect, consisting of paving and raised flower beds. Meter boxes, outside water tap, external electricity supply



Floor Plans



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.

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