



12 Broadlands

Stretton, Burton-On-Trent, DE13 0EU

£179,950



SJ are pleased to bring to market this extended, well presented mid town house, occupying a cul-de-sac position in the heart of the village of Stretton.

Comprising of Entrance Hall, Lounge, Kitchen, Dining Room with French doors leading to enclosed garden. Fitted bathroom, and two bedrooms. Benefitting from uPVC double glazing and gas central heating with driveway leading to detached Garage providing off road parking. Conveniently located within walking distance of local amenities with excellent road links. Viewing is highly recommended to appreciate the accommodation on offer. Council Tax B . EPC C



Hallway

With a partially glazed opaque uPVC front door leading into the property, ceiling light point, central heating radiator and consumer unit with stairs off leading to first floor.

Lounge 13'3" x 10'0" (4.06 x 3.07)

uPVC double glazed window to the front, central heating radiator, gas fire set in decorative surround, TV aerial point, power points, wooden glazed door leading into the Kitchen.

Kitchen 12'11" x 9'1" (3.96 x 2.79)

Fitted with a range of natural wood finish wall and base units with marble effect work tops and single stainless steel sink and drainer with mixer tap over. Space for freestanding electric cooker with extractor over, space for automatic washing machine and tall double fridge freezer. Understairs pantry with shelving, ceiling light points, electric power points and archway leading into the Dining area.

Dining Room 12'0" x 6'9" (3.68 x 2.06)

With uPVC double glazed window to the rear and French doors leading out to the rear garden, ceiling light point, central heating radiator, electric power points.

Landing

With loft hatch providing access to the loft space, ceiling light point, electric power points and airing cupboard housing the Baxi Combination Boiler.

Bedroom One 13'1" x 9'3" (3.99 x 2.84)

With 2 x uPVC double glazed windows to the front elevation, 2 x fitted wardrobes providing useful storage space, central heating radiator, ceiling light point, TV aerial point and electric power points.

Bedroom Two 11'3" x 6'7" (3.43 x 2.03)

uPVC double glazed window to the rear, central heating radiator, BT socket, electric power points and ceiling light point.

Shower Room

Opaque double glazed uPVC window to the rear, dome ceiling light, corner shower cubicle with mains dual headed Mira shower, white wash hand basin with cupboard beneath, WC and central heating radiator.

Externally

To the Front

Block paved pathway leads to the front of the property with mature bushes either side.

To the Rear

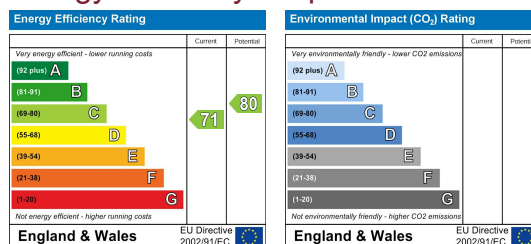
The fully enclosed, low maintenance rear garden has mature shrubs and a tree with a slabbed patio area and pathway leading to the rear access. There is a brick built detached garage with manual roller door, with light and power and driveway for two vehicles.



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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