







A well presented three bedroom semi detached property, situated within the desirable village of Stretton, having good access to a range of local amenities and transport links. The property benefits from two reception rooms, three well proportioned bedrooms, low maintenance garden and a detached garage. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Living Room

With central heating radiator, double glazed window to the front elevation and an under stairs storage cupboard.

### Kitchen

With a selection of matching wall and base units having under counter drawers, one and a half bowl sink with mixer tap and drainer, double glazed window to the rear elevation, roll edge preparation work surface, double glazed side access door and a door leading to:

### Dining Room

With central heating radiator, double glazed sliding door, stairs rising to the first floor and a door leading to:

### Conservatory

With central heating radiator, double glazed windows to the side and rear elevation and double glazed door leading out onto the garden.

### First Floor Landing

With airing cupboard and doors leading off to:

### Master Bedroom

With central heating radiator, double glazed window to the front elevation and a selection of built in wardrobes.

### Bedroom Two

With central heating radiator, built in cupboard and a double glazed window to the rear elevation.

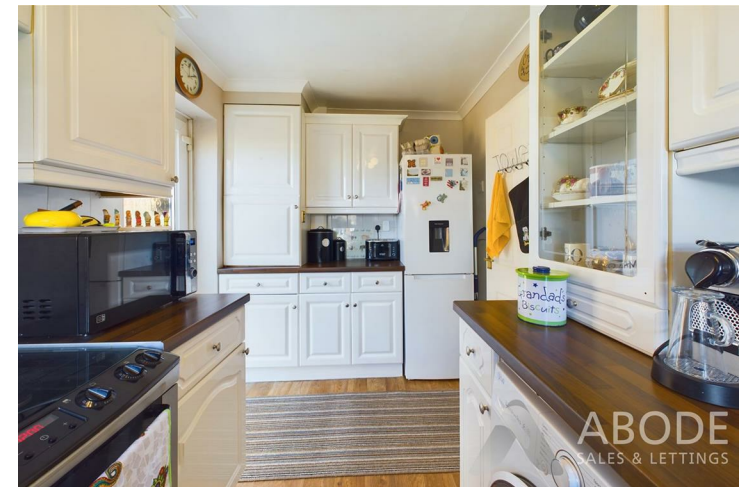


### Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

### Family Bathroom

With a three piece suite comprising: shower cubicle with glass sliding doors and electric shower over, low level wc, wash hand basin with mixer tap, tiled flooring, tiled walls, heated ladder towel rail, loft hatch and a double glazed window to the rear elevation.







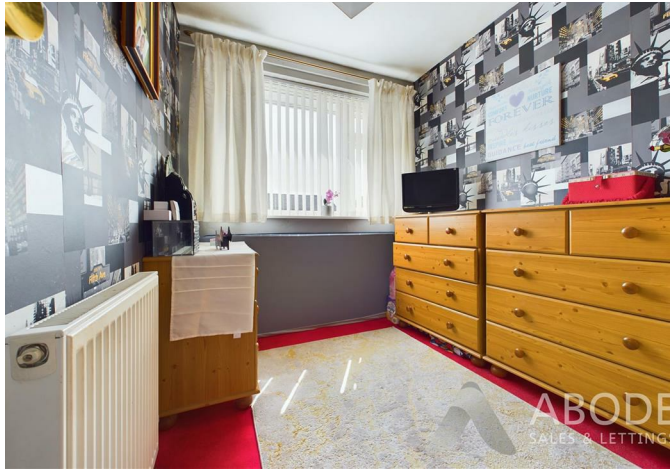




### Outside

The outside of the property to the front elevation features a laid to lawn garden leading to the front entrance and a driveway to the side providing parking facility. The rear elevation offers a low maintenance garden having patio area ideal for seating and access to the garage.

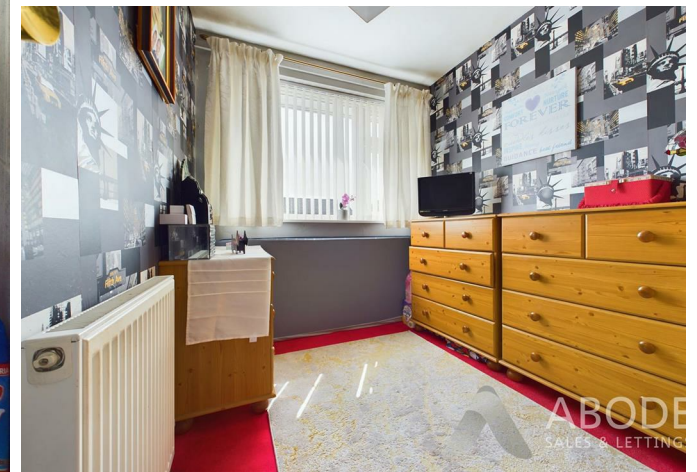


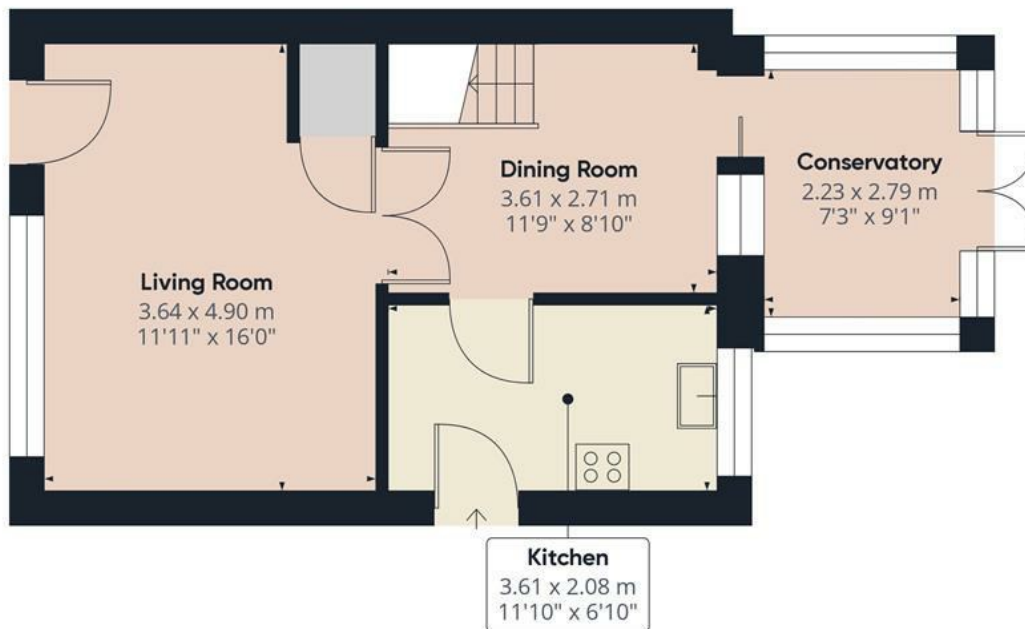












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

74.27 m<sup>2</sup>

799.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

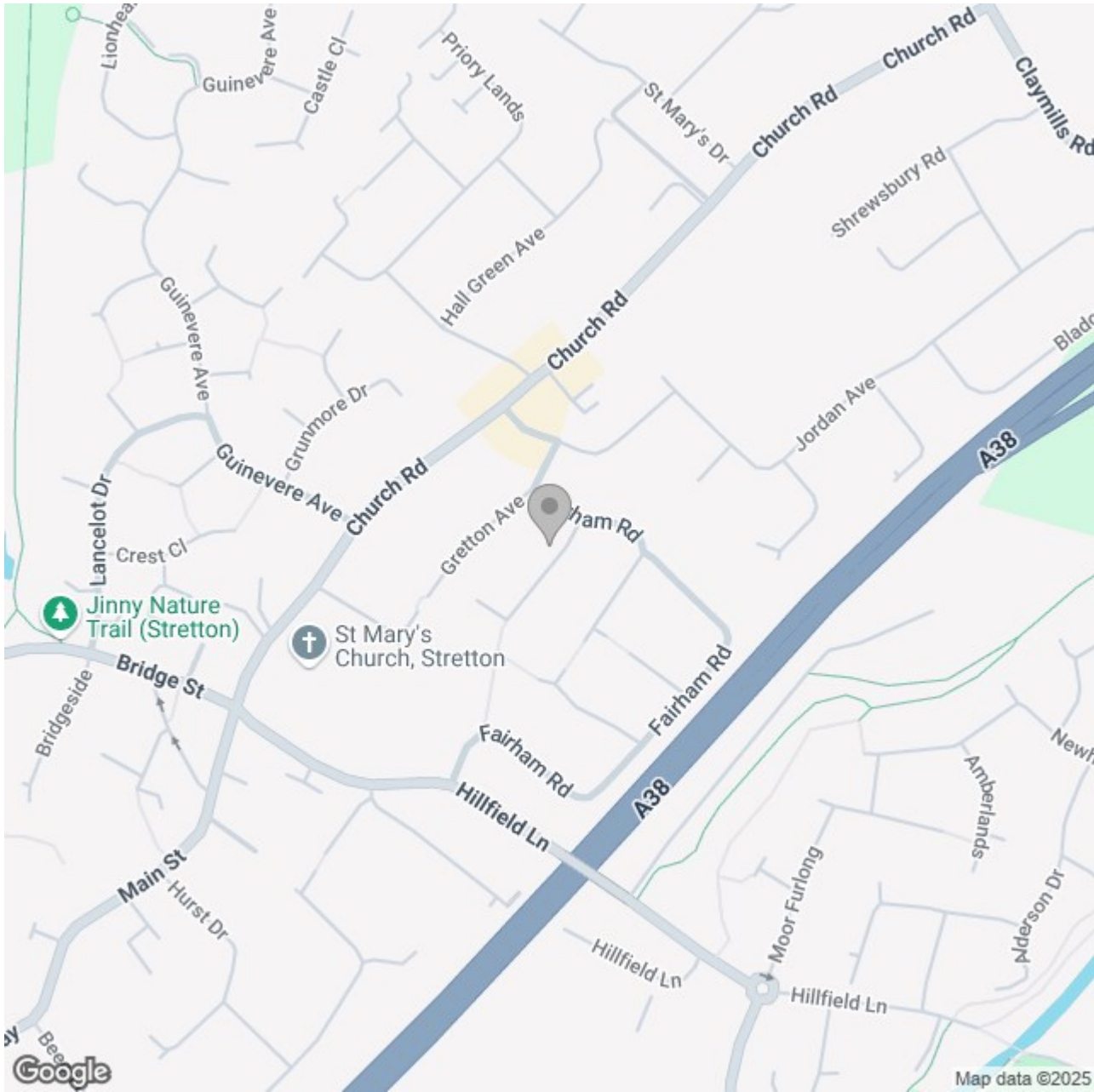
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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>	70	74
(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		

England & Wales

EU Directive 2002/91/EC