







Situated in a popular residential area of Stretton, this three-bedroom semi-detached home offers well-proportioned accommodation with a practical layout, off-street parking, and a generous rear garden. Ideal for families or buyers seeking flexible living space, the property also benefits from a conservatory, a gated carport, and a useful covered side area.





## Accommodation

### Ground Floor

The property is entered through a front door into a welcoming entrance hallway, with stairs rising to the first floor. To the front elevation is the main living room, which is bright and spacious, featuring a bay window and a fireplace. An open-plan archway leads into the dining area, providing excellent space for entertaining or family dining. From here, double doors open into the rear conservatory, which offers views across the garden and direct access to the patio. To the right of the dining room, the kitchen is fitted with a selection of matching wall and base units, integrated oven with gas hob and extractor, and space for additional appliances. A side door leads out to a covered passageway, providing access to both the rear garden and a block-paved carport.

### First Floor

The landing gives access to three bedrooms and the bathroom. The master bedroom is positioned at the front of the property and features built-in mirrored wardrobes and drawer storage. The third bedroom is also located at the front and would make an ideal nursery, home office or single bedroom. The second bedroom is a double room with built-in wardrobes and overlooks the rear garden. The shower room includes a corner shower cubicle with electric unit, wash-hand basin with vanity unit, low-level WC, tiled walls, and a double-glazed window to the rear elevation.

### Outside

To the front of the property is a driveway providing off-street parking and access to a gated carport,



which runs along the side of the house and is sheltered by a roofed structure. The rear garden is mainly laid to lawn with a patio seating area adjacent to the conservatory. The garden is enclosed by fencing and features raised borders and a path leading to a useful brick-built outbuilding with water and power connections.

### Location

Located in Stretton, Staffordshire, the property is close to a range of local amenities, including schools, shops, public transport routes and access to the A38 for commuters.









Stretton also benefits from green spaces and walking routes, making it a popular choice for families and professionals alike.







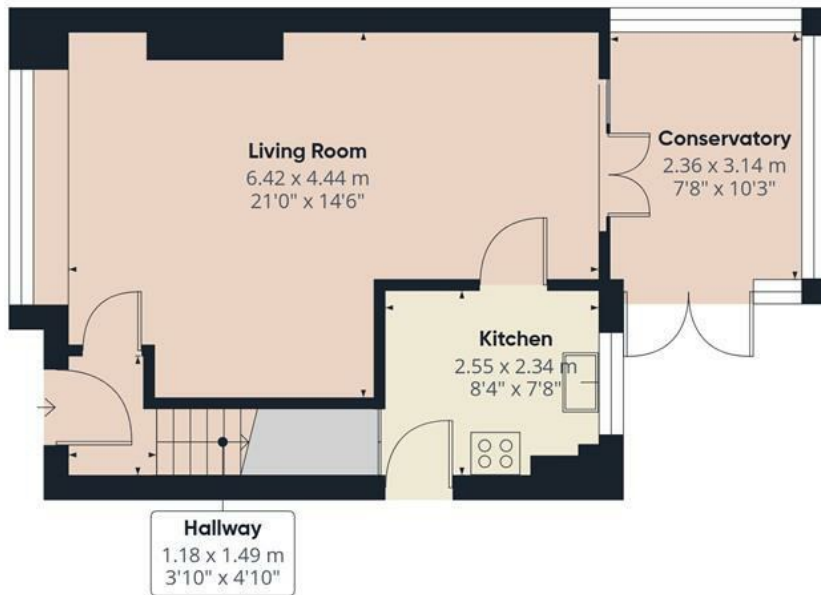




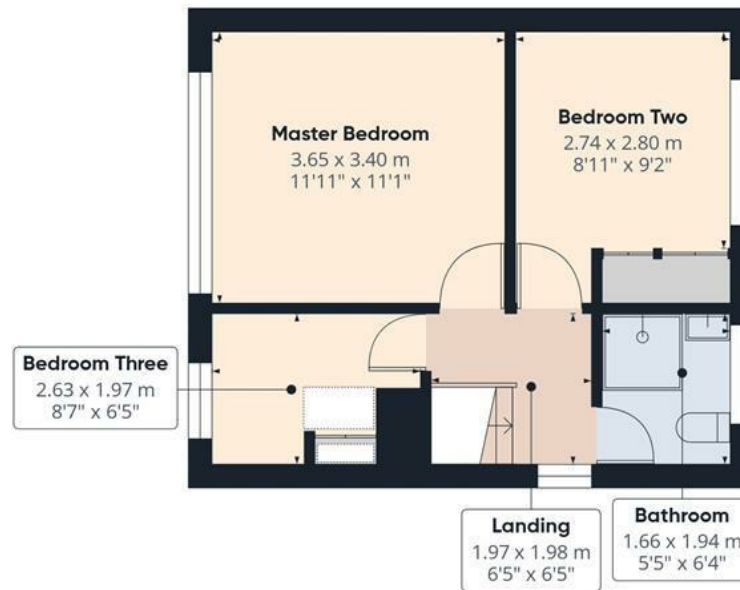








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

85.8 m<sup>2</sup>

923 ft<sup>2</sup>

(1) Excluding balconies and terraces

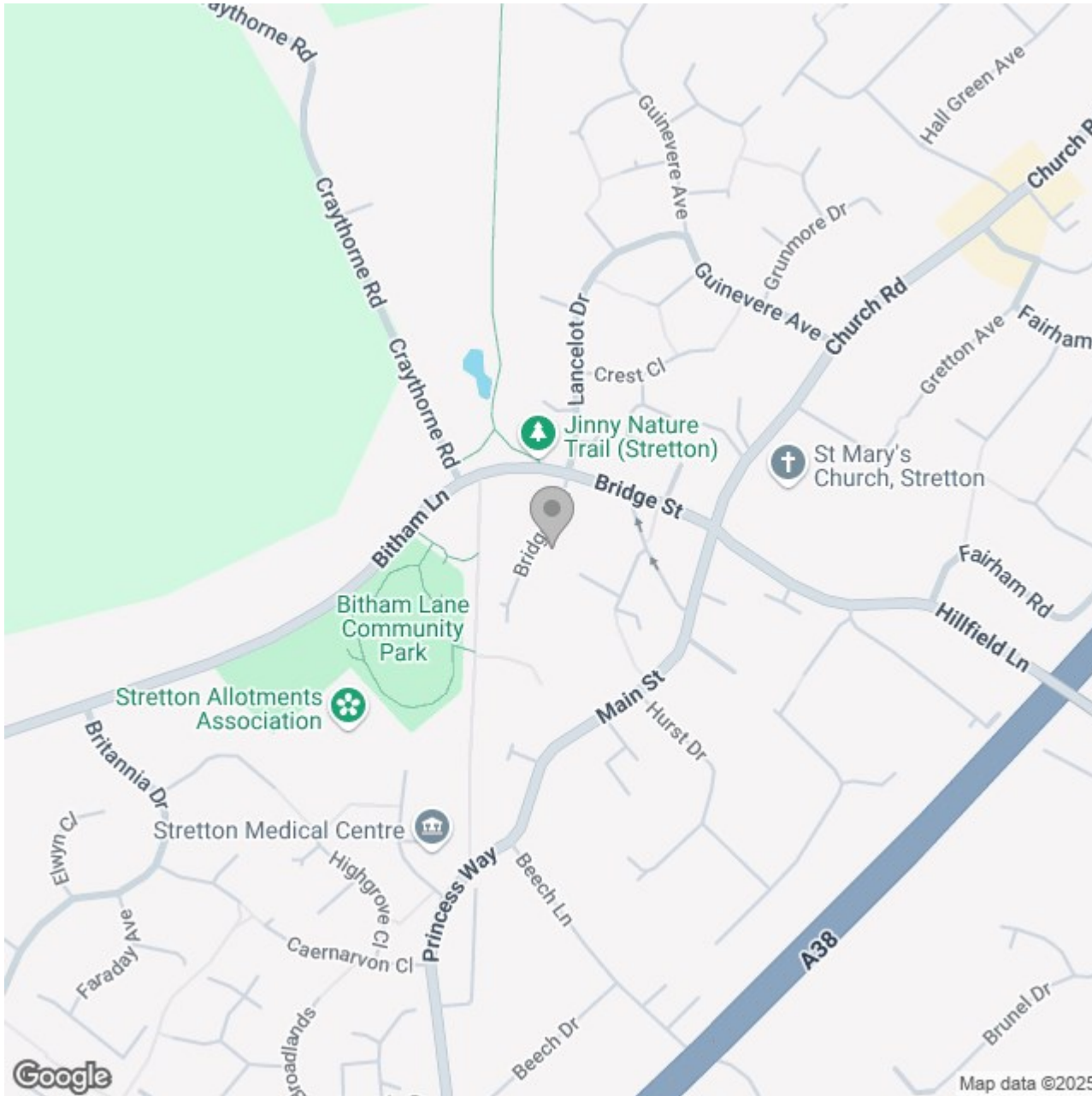
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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		

**England & Wales**

EU Directive  
2002/91/EC
 