







A modern and well-proportioned three-bedroom end townhouse located on the edge of Stretton village, Staffordshire. Set over three floors, the property offers a spacious living room, a stylish kitchen diner with integrated appliances, a downstairs WC, two first-floor bedrooms, a family bathroom, and a generous master bedroom occupying the top floor. The home also benefits from off-road parking for two vehicles and a landscaped rear garden, all set within a quiet and established residential development.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway providing access to the lounge and cloakroom WC. The living room is a spacious reception area with a feature fireplace, front-facing window, and a useful under-stairs storage cupboard. To the rear, the kitchen diner features matching wall and base units, ample worktop space, and a full range of integrated appliances including a fridge freezer, dishwasher, washer dryer, electric oven, and four-ring gas hob with extractor. French doors open onto the rear garden, creating a bright and airy feel. The cloakroom WC includes a wash hand basin with tiled splash back, low-level WC, heated towel rail, and extractor fan.

### First Floor

The first floor offers two well-sized bedrooms and a refitted family bathroom. The second bedroom is positioned to the front and benefits from two double-glazed windows and a radiator. The third bedroom overlooks the rear garden and also features a radiator and quality carpet. The bathroom comprises a panelled bath with power shower over and folding screen, a vanity unit with wash hand basin, low-level WC, tiled splash backs, a heated towel rail, extractor fan, and an opaque double-glazed window.

### Second Floor

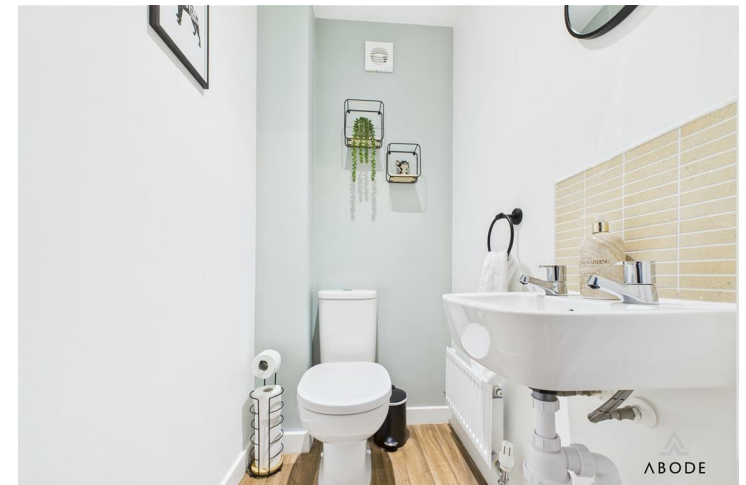
The top floor is dedicated to the master bedroom, a particularly spacious and light-filled room with three Velux-style double-glazed windows—two to the front and one to the rear. The room includes a



radiator, loft hatch, and access to a generous storage cupboard, which also serves as a walk-in wardrobe with motion sensor lighting.

### Outside

To the front of the property, there are two side-by-side allocated off-road parking spaces. A gated side path leads to the landscaped rear garden, which has been designed for low maintenance with an artificial lawn, patio seating area, raised railway sleeper borders with integrated lighting, an outdoor tap, and external power points.









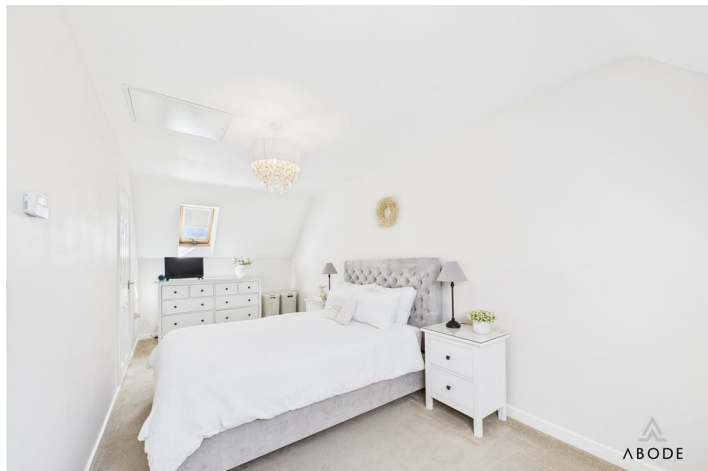
Note: We have been informed by the current sellers that there is a management fee of approx £140 per year

#### Location

Situated on the edge of Stretton village in Staffordshire, the property enjoys a quiet position within a well-established residential development, just moments from the A38 and with easy access to the M1. The Stretton Precinct is within walking distance and offers a range of local amenities including a pharmacy, bakery, convenience stores, takeaways, and independent retailers. The area is also well-served by popular primary and secondary schools, making it an ideal location for families.









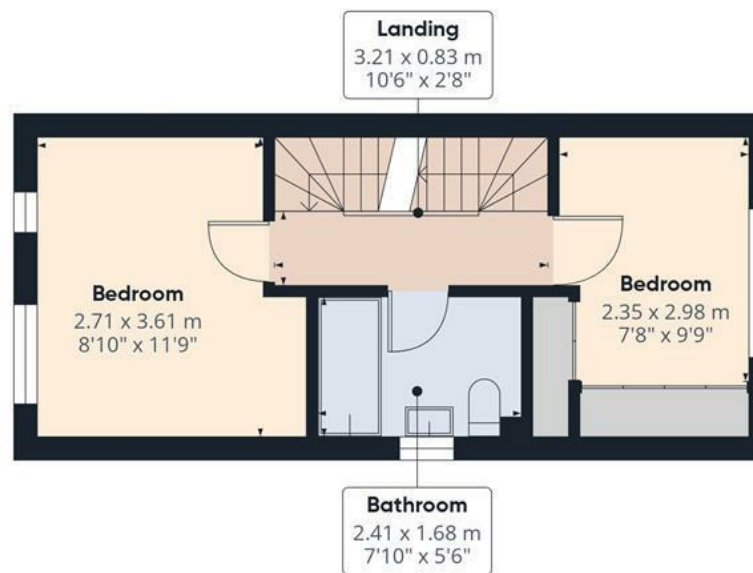




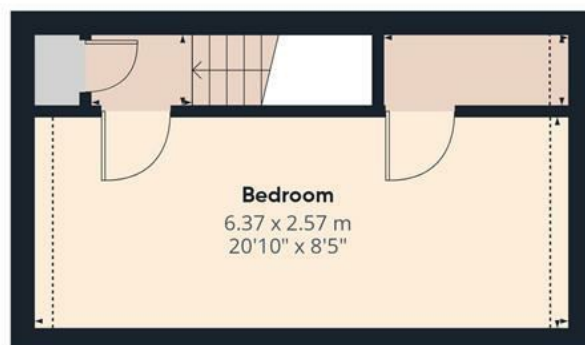




Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

76.4 m<sup>2</sup>

822 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

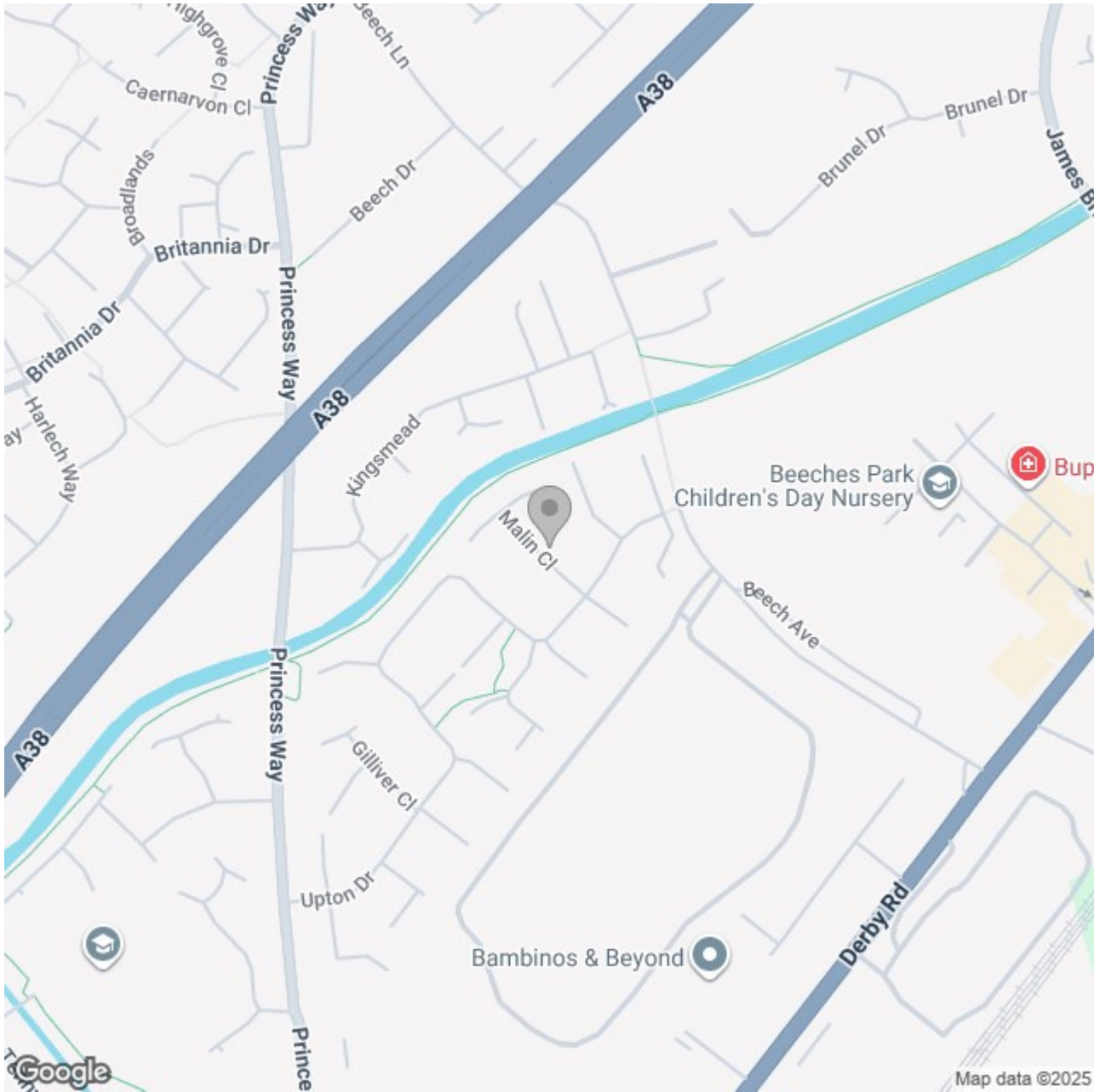
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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