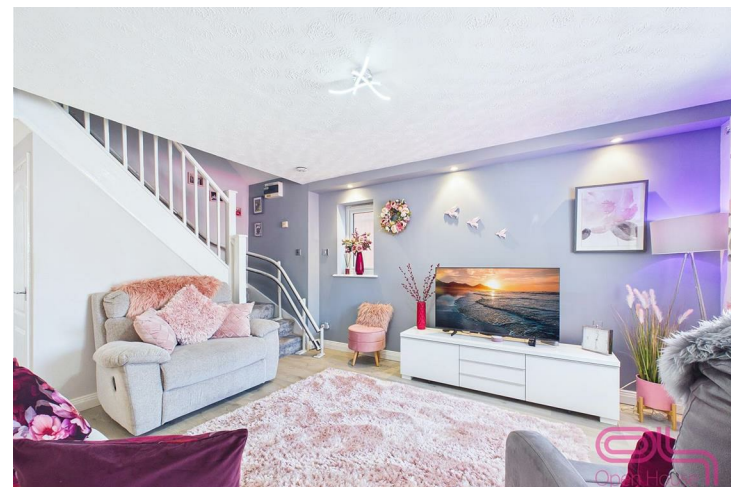




Seymour Avenue, Burton-On-Trent, DE14 2AQ

£200,000





**Seymour Avenue, Burton-On-Trent,  
DE14 2AQ  
£200,000**

Occupying a pleasant position within a popular residential area of Stretton, this beautifully presented two-bedroom semi-detached home offers bright, modern and thoughtfully maintained accommodation.

The property features a generous living room, a stylish fitted kitchen with integrated appliances, two well-proportioned bedrooms and an impressive contemporary shower room. Outside, there is a block-paved driveway to the front providing off-road parking, together with outdoor space to the rear.

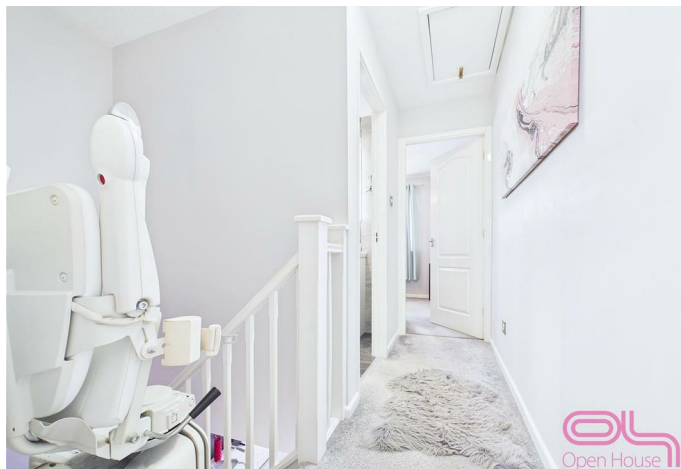
Well placed for Stretton's local shops, schools and everyday amenities, the property also offers convenient access to Burton upon Trent and the A38, making it well suited to commuters. Its combination of presentation, practical accommodation and location makes this an excellent opportunity for first-time buyers, or downsizers.

**Entrance Porch**

A composite entrance door opens into a useful porch, finished in a light and neutral style with wood-effect flooring, a radiator and space for coats and everyday outdoor items. A further door leads into the living room.

**Living Room**

A particularly generous and attractively presented reception room, providing plenty of space for a range of seating and occasional furniture. A front-facing bay window allows natural light to fill the room, while contemporary grey décor, wood-effect flooring and recessed feature lighting create a stylish finish.





The staircase rises openly to the first-floor landing, with doors providing access to both the entrance porch and kitchen.

#### Kitchen

The modern kitchen is fitted with an extensive range of sleek white wall and base units, complemented by contrasting work surfaces and a coordinating sink positioned beneath the rear-facing window. Integrated appliances include an elevated oven and separate microwave, together with a gas hob and stainless-steel extractor above. There is also space for dining furniture, while glazed double doors open directly to the rear, creating a pleasant connection between the kitchen and outside space.

#### First-Floor Landing

The staircase rises to a bright and neatly presented landing, providing access to both bedrooms and the shower room. There is also access to the loft space.

#### Bedroom One

A comfortable double bedroom positioned to the front of the property, with a window providing plenty of natural light. The room offers space for a double bed and accompanying bedroom furniture and is finished with carpeted flooring and a decorative feature wall.

#### Bedroom Two

A well-proportioned double second bedroom overlooking the rear. Currently arranged with extensive mirrored wardrobes and additional furniture, the room could serve equally well as a guest bedroom, child's room, dressing room or home office.

#### Shower Room

The stylish shower room has been finished to a high standard, with contemporary tiling extending across

the walls and a contrasting mosaic-effect feature. The suite comprises a generous walk-in shower enclosure with a glazed screen, a low-level WC and a vanity unit incorporating the wash basin and useful storage. Further features include an illuminated mirror, recessed ceiling lighting and a modern heated towel rail.

#### Outside

To the front, the property benefits from an attractive block-paved driveway providing off-road parking, with a covered entrance and planted pots adding colour beside the front door. A pathway runs along the side of the house, providing access towards the rear. The kitchen opens directly onto the rear outdoor area through glazed double doors, offering a convenient extension of the living space during the warmer months.

#### Location

Seymour Avenue is situated within the popular village of Stretton, offering convenient access to a range of local shops, schools and everyday amenities. Burton upon Trent town centre is within easy reach, providing a wider selection of shopping, leisure and transport facilities.

The location is particularly convenient for commuters, with straightforward access to the A38 connecting Derby, Lichfield, Birmingham and the wider regional road network, while still remaining close to surrounding countryside.

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#### Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract.





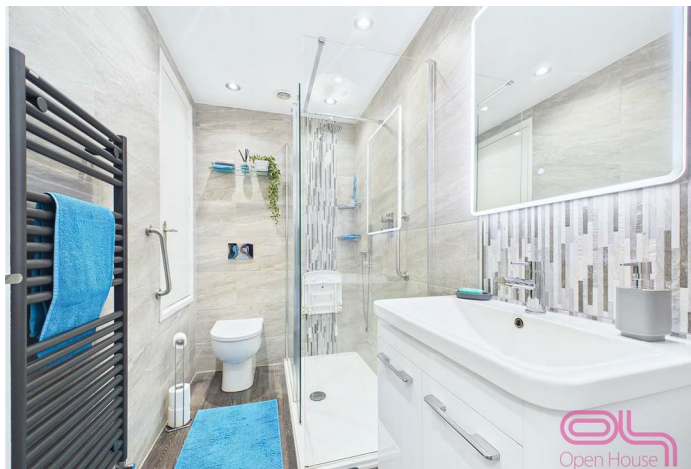
Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.



**Money Laundering Regulations 2003:**  
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**Floorplans:**  
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





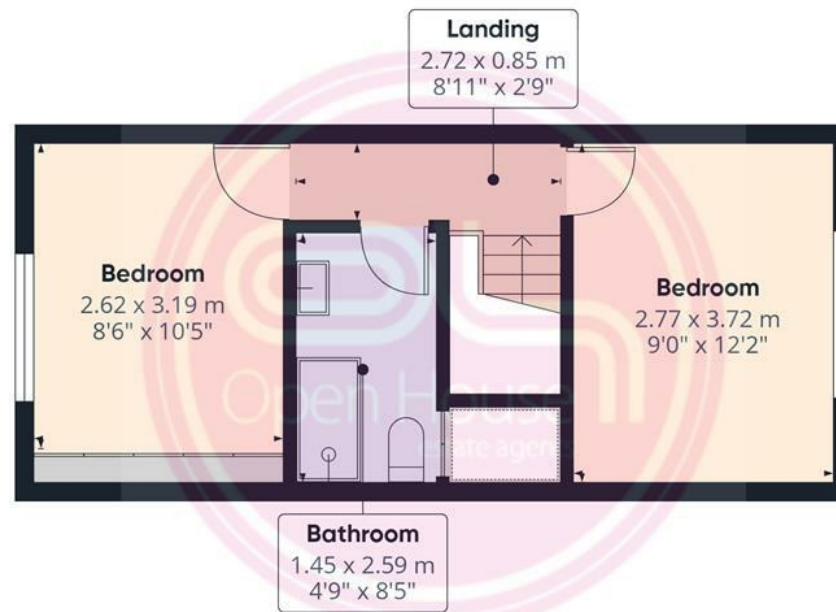








Floor 0



Floor 1

**GLA<sup>(1)</sup>**

68.64 m<sup>2</sup>  
738.78 ft<sup>2</sup>

**Total**

68.64 m<sup>2</sup>  
738.78 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24  
cm/6 in

Calculations reference the ANSI-Z765  
standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
|                                             | 70                      | 77                                                                                |
| England & Wales                             | EU Directive 2002/91/EC |  |

LOCAL AUTHORITY  
East Staffordshire

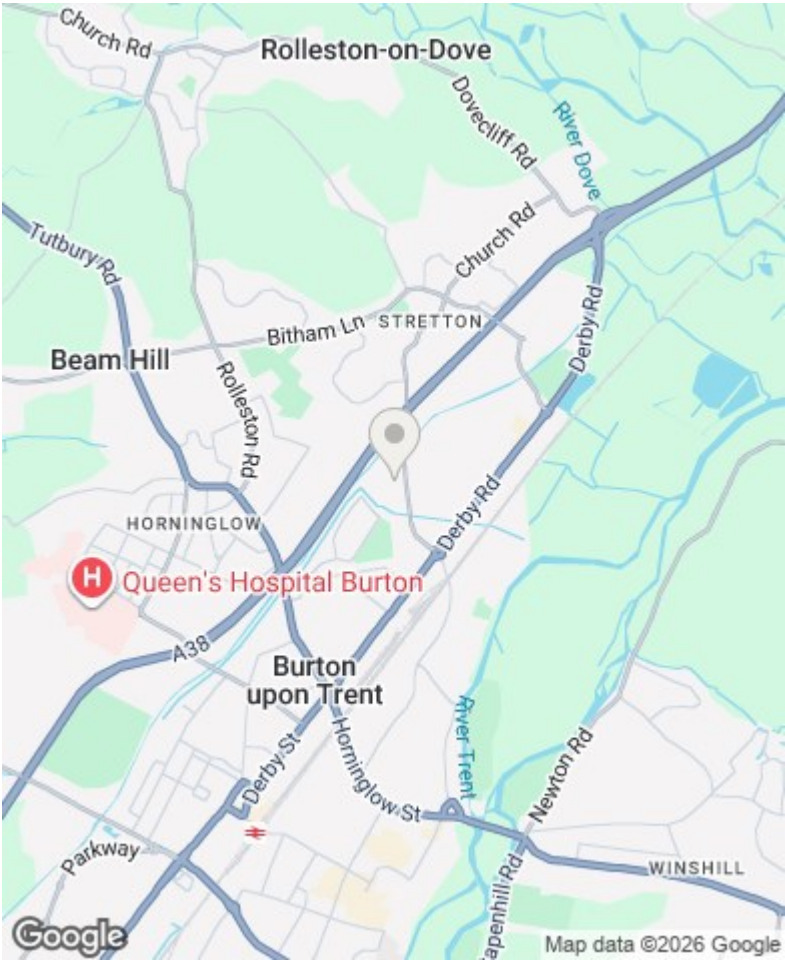
TENURE  
Freehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only

PROPERTY SUMMARY

- Beautifully presented two-bedroom semi-detached home
- Popular residential location in Stretton
- Spacious and stylish living room
- Modern fitted kitchen with integrated appliances
- Two well-proportioned bedrooms
- Contemporary first-floor shower room
- Modern decoration and flooring throughout
- Double doors opening from the kitchen to the rear
- Block-paved driveway providing off-road parking
- Ideal first-time purchase, or downsize



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: [BurtonSwad@localagent.co.uk](mailto:BurtonSwad@localagent.co.uk)

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)