



**Forge Lane
Stretton
Burton-on-Trent
Staffordshire
DE13 0HL**

Offers in Excess of £582,000

bettermove

Forge Lane Burton-on-Trent

Bettermove are proud to present this 4 bedroom detached house in Burton-on-Trent.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, study, conservatory, w/c utility room and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, 2 en-suite bathrooms. The master bedroom boasts a dressing room and the family bathroom. The exterior boasts private gardens, perfect for enjoying the summer months.

Located in the popular town of Burton-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A38 and many local bus routes.

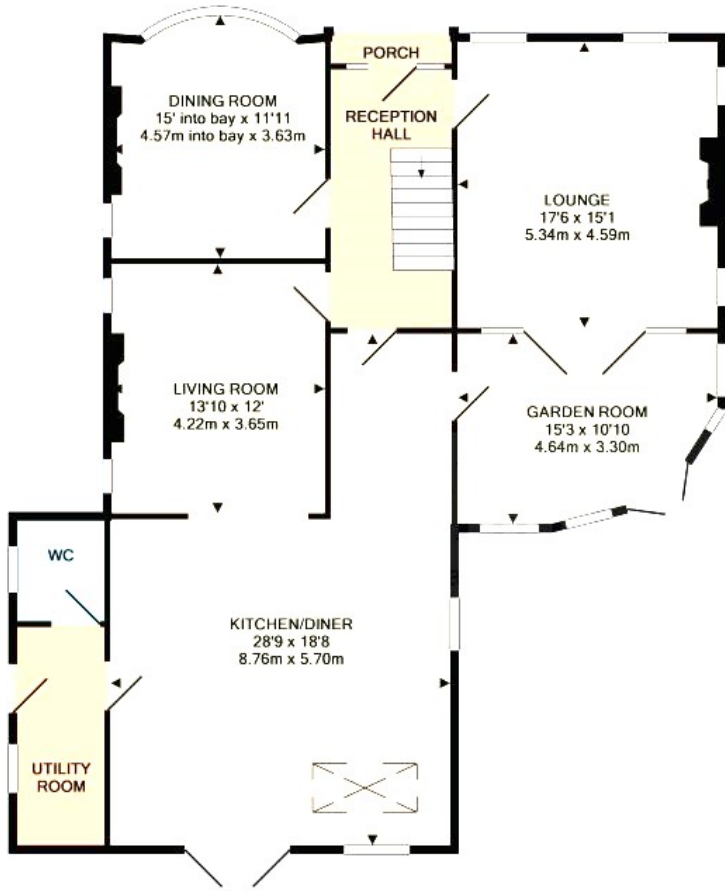
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

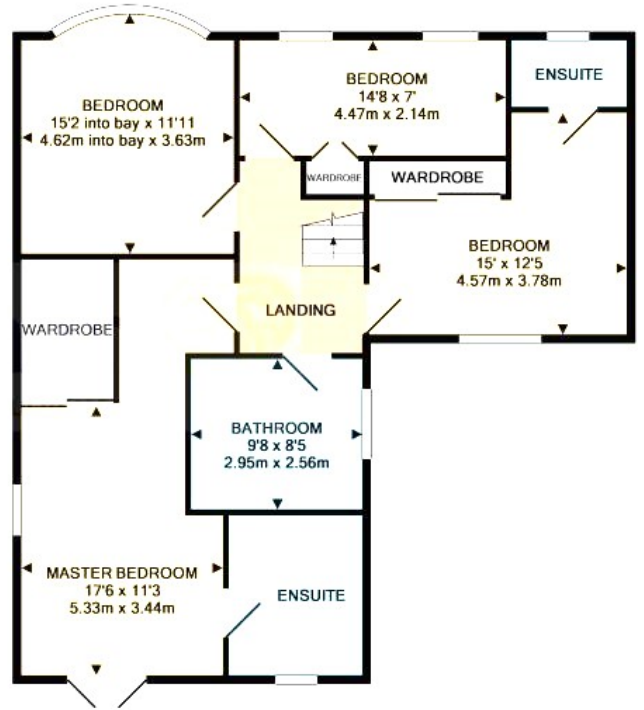
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
 APPROX. FLOOR
 AREA 1232 SQ FT
 (120.1 SQ M)



1ST FLOOR
 APPROX. FLOOR
 AREA 902 SQ FT
 (81.8 SQ M)
 TOTAL APPROX. FLOOR AREA 2134 SQ FT (201.9 SQ M)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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