Shrewsbury Road, Stretton

Burton-on-Trent

£200,000

CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.

BUNGALOW WITH CONSERVATORY & SOUTH-FACING REAR GARDEN – Offered for sale with no onward chain, this well-proportioned two-bedroom semi-detached home features a conservatory, a south-facing rear garden and a detached single garage. The property occupies a highly convenient estate position, close to the heart of Stretton, with excellent local shops and amenities easily accessible.

The home has been well maintained throughout and offers excellent scope for cosmetic updating and personalisation to suit individual tastes. Benefitting from uPVC double glazing and gas central heating, the accommodation briefly comprises: an entrance hallway, a spacious lounge/dining room, conservatory, fitted kitchen, two well-proportioned bedrooms and a wet room.

Externally, the property enjoys a lawned front garden with a driveway to the side, car port and double timber gates providing access to a continuation of the driveway and a generously sized detached single garage. To the rear is a delightful, landscaped south-facing garden.

The Detail

Accessed via a side entrance hallway, a uPVC double-glazed door opens into the property, providing access to the spacious lounge/dining room, two bedrooms and the wet room. The hallway features beech-effect laminate flooring, an intercom system and loft access via a pull-down ladder. The Ideal combination boiler is located within the loft space.

The generously proportioned lounge/dining room centres around an attractive marble fireplace with an inset coal-effect living flame gas fire. Additional features include a coved ceiling, patio doors opening into the conservatory and a side door leading through to the kitchen. The conservatory is of brick base construction with uPVC double glazing and French doors opening onto the garden.

The fitted kitchen comprises a range of white high-gloss wall and base units with granite-effect work surfaces, an integrated oven and hob, and appliance space. A window overlooks the rear garden, and there is side access to the driveway.

Both bedrooms are situated to the front of the property, with the principal bedroom benefiting from a bay window and built-in wardrobes. The fully tiled wet room is fitted with a low-flush WC, wash hand basin and shower area, along with an airing cupboard and a window to the side elevation.

Externally, the property offers a lawned frontage, side driveway, carport and gated access leading to a continuation of the driveway and a detached single garage. The garage features an up-and-over door, power and lighting, as well as a side access door. A useful utility area is located to the rear of the garage.

The delightful south-facing rear garden has been attractively landscaped and includes a paved patio, shaped lawn and a seating area with a timber-framed box seat at the rear. There is also access to a useful timber storage shed situated behind the garage.

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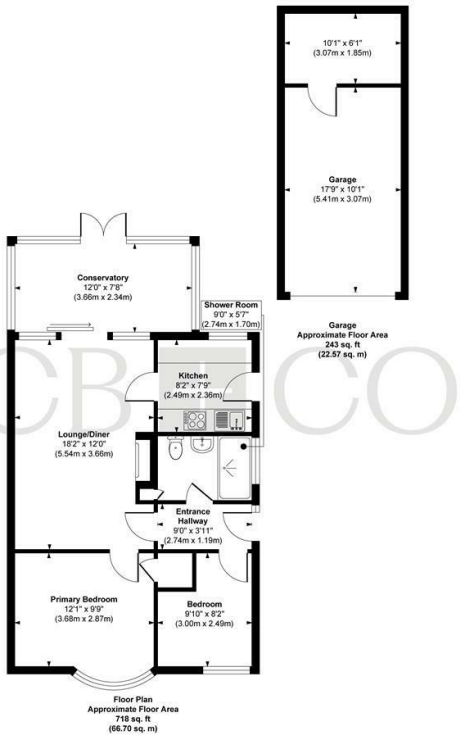
The Location

Stretton is a highly sought-after residential area, particularly popular with families, thanks to its excellent local schooling and well-established community feel. The village is home to a well-regarded primary school and lies within close proximity of the highly regarded De Ferrers Secondary School.

The area is exceptionally well positioned for commuters, offering convenient access to the A38 and A50, which provide direct routes to Derby, Lichfield, Nottingham, Leicester and Stoke-on-Trent, as well as connections to the wider motorway network. Burton upon Trent town centre is also easily accessible.

Stretton benefits from a wide range of local amenities, including a supermarket, pharmacy, post office, hairdressers and beauty salon, all catering for day-to-day living. With nearby green spaces, local walks and a friendly village atmosphere, Stretton offers an ideal balance of suburban comfort and excellent connectivity.

Shrewsbury Road, Stretton, Burton-on-Trent



Approx. Gross Internal Floor Area 961 sq. ft / 89.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The *Particulars*

- Two Bedroom Semi-Detached Bunaglow
- Delightful Plot and South Facing Landscaped Garden
- Well Proportioned Layout & Ideal for Person Looking to Downsize
- Combination Boiler Gas Central Heating & Double Glazing
- Entrance Hallway, Spacious Lounge Dining Room & Conservatory
- Well Appointed Fitted Kitchen
- Two Well Proportioned Bedrooms & Wet Room
- Driveway, Car Port & Good Sized Single Detached Garage
- Highly Convenient Location Close to the Heart of Stretton
- No Chain Involved

Size

Approx 718.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

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Let's *Talk*

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