

Church Road
Stretton, DE13 0HE



Traditional 1930s bungalow standing on a wonderful 0.2 acre corner plot, brimming with potential in a popular non-estate location, in easy walking distance of a wide range of amenities, with highlights including bright lounge, fitted kitchen, conservatory and two generous bedrooms. No upwards chain!

£275,000

John German

Never before on the market is this superb, character bungalow brimming with potential, with the added benefit of being on a superb, established 0.2 acre plot. Church Road is a delightful non-estate location handy for Stretton village centre where there are a wide range of facilities on offer including Shops, Post Office, Pharmacy, Doctors', Church, and of course the popular Birds bakery. Together with a bus route and excellent transport links provided by the A38 and A50.

Aside entrance door opens into a glazed porch with conservatory off and doorway leading through, with a useful storage cupboard off. A door also leads through to the fitted kitchen which comprises a range of base and eye level units with work surfaces over, a window to the side, and a door leading through to the inner hallway.

The lounge is a lovely, light filled room with bay window and focal fire surround with open fire.

The conservatory is ideal for enjoying the front and side gardens, and to the rear of the bungalow there are two good-sized double bedrooms with fantastic views across the rear gardens. These two bedrooms both share the bathroom with shower, corner bath, pedestal wash basin and WC.

Given the 1930s origin of this particular bungalow, it benefits from high ceilings and a wonderful garden plot brimming with potential to extend (subject to planning permission) allowing the buyer to expand and create their dream home.

To the side and rear of the property, there are extensive lawns with shaped and well stocked borders, together with a paved driveway and gated side access leading down towards the shed, which is available by separate negotiation, alongside a greenhouse. The bungalow is available with the advantage of no upwards chain and viewing is highly recommended to appreciate all that is on offer!

Note: We believe there is asbestos in the roof.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk/planning

Our Ref: JGA/04022022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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