

Britannia Drive

Stretton, Burton-on-Trent, DE13 0EW



This detached home enjoys a lovely established residential location standing on a generous plot with a large driveway, carport to side, garden to rear and other highlights including lounge, open plan kitchen/diner, good size conservatory, three bedrooms, refitted shower room. Handy for local amenities.

£234,950



John German 

Situated in a popular residential location just a short distance away from the centre of Stretton where there are a wide range of amenities and facilities on offer including Co-op store, Morrisons store, doctors, pharmacy, bakery and pubs together with schools for all ages close by. There are also excellent transport links with the A38 being close by.

This detached home is set behind a good size drive and artificial lawn for lower maintenance with a carport to the side.

The front entrance door opens into the entrance hall with staircase off to first floor and a door to the lounge which has a fireplace with gas fire providing the focal point, and a window framing views to front.

From the lounge, a door leads through to an open plan kitchen/diner equipped with a range of base and eye level units with work surfaces over, space for appliances and a good size understairs storage cupboard.

From here, sliding patio doors open into the conservatory with views across the rear garden which is paved for lower maintenance, again with some artificial lawn and an additional cupboard/storage area to the rear of the carport.

To the first floor, the landing with storage cupboard has doors leading off to three bedrooms.

The master is a double with useful built in storage, bedrooms two and three both have views to rear.

All three bedrooms share a well appointed and modernised shower room with shower cubicle, pedestal wash hand basin, WC and panelled walls for lower maintenance.

The property is heated with electric storage heaters.

Agents note: We understand Probate has been applied for but not yet granted.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Storage heaters

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/13122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Agents' Notes

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