

# Gretton Avenue

Stretton, Burton upon Trent, DE13 0BX



Handily situated for a wide range of amenities is this spacious semi detached dormer style home in a quiet cul-de-sac location with lounge, kitchen, dining room, ground floor bedroom, bathroom, two first floor bedrooms, low maintenance gardens, off road parking and detached garage. No upward chain.

£189,950



John German 

John German are delighted to offer for sale this appealing and spacious semi detached dormer style property, handy for a wide range of amenities being close to the centre of Stretton while offering scope and potential to improve, with schools for all ages closeby and excellent access to the A38/A50.

Set back behind a low maintenance front garden with off road parking and shared access leading through to the detached single garage.

A side entrance door opens into the hall which has doors leading off. The first of the rooms is the kitchen equipped with a range of base and eye level units with work surfaces over incorporating a sink and drainer unit and window framing views to front.

A light and spacious lounge has a window to front, fireplace and double doors opening into the dining room with patio doors out to the rear.

Off the lounge is an inner hall with useful built in storage cupboard and door to the ground floor bedroom with fitted wardrobes providing useful storage. Also off the inner hall is the bathroom with a three piece suite, part tiled walls and window to side.

A wooden staircase rises off the dining room to the first floor where there are two further good sized bedrooms, one featuring fitted wardrobes/storage across one wall and both with windows framing views to front.

### Outside

Side gated access leads to the rear that has low maintenance paved gardens and a useful timber shed.

The property is available with the advantage of no upward chain.

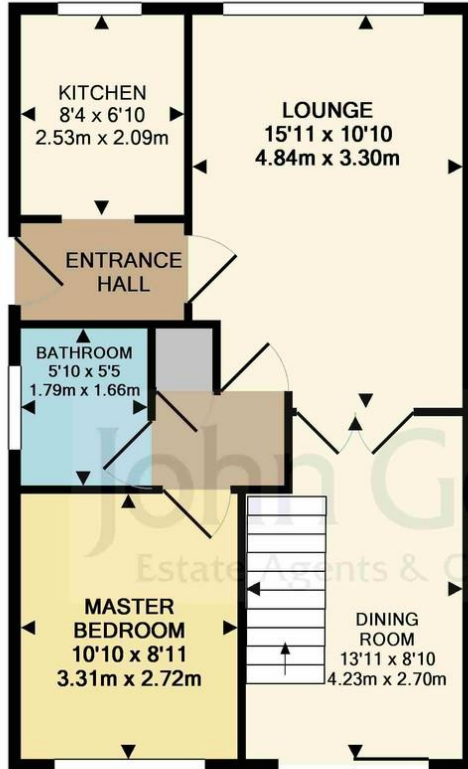
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

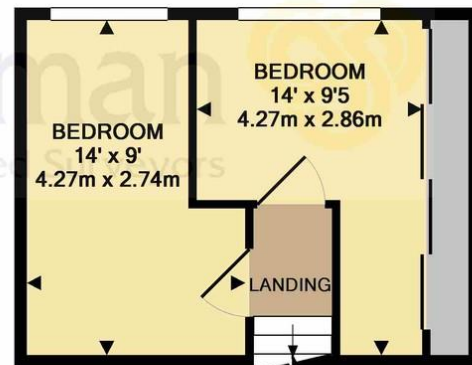
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/160719



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

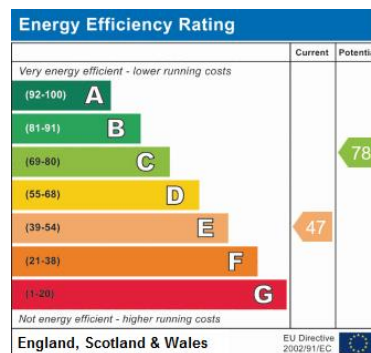
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
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