

# Bitham Lane

Stretton, Burton-on-Trent, DE13 0HB

John German



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£389,950

Located on the highly sought-after Bitham Lane in Stretton, this detached bungalow offers approx. 1300 Sq. Ft. of living space. Sold with NO ONWARD CHAIN, it presents a fantastic opportunity for buyers seeking a spacious bungalow ready to make their own.

Situated in a lovely non estate location on Bitham Lane, handy for schools for all ages together with being in close proximity to the village centre of Stretton where there are a wide range of shops, amenities and facilities on offer, is this superb, detached home, ready for somebody to modernise in their own style.

Standing on a lovely garden plot behind a good expanse of front garden, the front driveway provides off road parking for multiple vehicles. The driveway leads to the integral garage which is accessed via up and over doors.

The home opens up into an entrance porchway which leads onto the internal hallway, giving access to all of the living accommodation within the property. To the front of the property, you will find a spacious living room with a featured fireplace and sliding doors that lead to the rear garden. The dining room provides a formal space for family meals and gatherings, enhanced by a lovely outlook over the rear garden, and is conveniently located next to the fitted kitchen. The kitchen features matching wall and base units with worktops above, base level oven, electric hob with cooker hood above, sink and drainer and space for fridge freezer. The kitchen flows through to the useful utility room, which has a sink and drainer, plumbing for washing machine and a door leading to the rear garden.

This home boasts two sizeable bedrooms, both of which can comfortably take a double bed and have built in wardrobes. The two bedrooms share two separate bathrooms. The first is a wet room which has a shower, w/c and wash hand basin. The other bathroom offers a bath with mixer taps with shower head attachment, separate shower enclosure, w/c and wash hand basin.

To the rear, the garden offers a patio seating area, a raised lawn, and a variety of well-stocked beds and borders, all backing onto playing fields with direct access to the garage.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 F

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/21082025

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**Approximate total area<sup>(1)</sup>**

1300 ft<sup>2</sup>

120.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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.

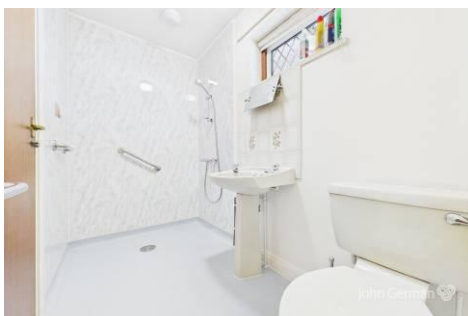
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### 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  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



