

Grunmore Drive

Stretton, Burton-on-Trent, DE13 0GZ

John
German



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£310,000

This lovely bungalow features a superb refitted kitchen, spacious living/dining room, two good size bedrooms, modern shower rooms and a large conservatory, together with a carport, drive and garage.

Situated just a short walk from shops, pubs and amenities - a bungalow you need to view ASAP!

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The property is conveniently situated just a short walk from the centre of Stretton where there is plenty of amenities including a Co-op mini supermarket, Morrisons convenience store, Birds bakery and pubs.

The bungalow is well presented throughout and ready to move into, with no upward chain. There is a generous drive with a large carport leading to a single detached garage, offering plenty of parking and storage if needed. A storm porch over the front entrance door opens to a welcoming entrance hall with a useful storage cupboard and doors off.

The lovely kitchen has been refitted and upgraded to include an integrated oven and hob. A useful door leads out to the carport - perfect for when you get home with the weekly shops! The living/dining room offers an ideal space to relax, with a bay window having shutters for light or privacy, a fireplace, and a door to the inner hall.

The master bedroom is a good sized double with fitted wardrobes. Bedroom two is also of a good size and could alternatively be used as a reception room, if a buyer only needed one bedroom. The shower room is well appointed with a white suite. To the rear, there is a large conservatory offering extra space to relax in, with garden views.

The rear garden features a modern paved terrace, shaped lawn and borders and a good size timber shed. It is a neat garden without heavy maintenance. The detached garage has an up and over door and a rear pedestrian door.

Agents note: The furniture may also be available by separate negotiation should a buyer wish.

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 & carport

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 C

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

Our Ref: JGA/17112025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
857 ft²
79.5 m²

(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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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