Grunmore Drive

Stretton, Burton-on-Trent, DE13 0GZ









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

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Ground Floor Building 1



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.

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Ground Floor Building 2



Agents' Notes

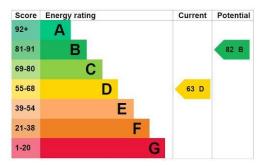
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Referral Fees

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.

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