

# Holly Green

Stapenhill, Burton-on-Trent, DE15 9GA

John   
German



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£137,500

**A superb retirement bungalow set in well maintained communal gardens offering the perfect home to downsize to with two good sized bedrooms, light and spacious living/dining room, smart fitted breakfast kitchen, residents parking and excellent location for nearby amenities.**

Situated on a popular retirement development in Burton-on-Trent, handy for a wide range of local amenities including Co-op store, doctors, pharmacy, dentist and popular pub together with riverside walks in Stapenhill Gardens close by, is this superb retirement bungalow ready to move into. The development itself has the benefit of parking for residents on a first come, first serve basis, together with maintained communal gardens.

The bungalow has a canopy porch leading to the front entrance door which in turn opens into an entrance hall with a door through a lounge/dining room with window framing views to front. From here a door leads to a smart fitted breakfast kitchen equipped with a range of base and eye level units with work surfaces over, breakfast bar, window framing views to front and a useful large built in storage cupboard with appliance space. From the living room, there is also a door to an inner hallway with useful storage cupboard off and doors leading to two bedrooms and the shower room. The master bedroom is a generous double with large built in double wardrobes and window framing views of communal gardens to rear. Across the hallway is a shower room with shower cubicle, pedestal wash hand basin, WC, and built in storage. Bedroom two is currently used as a dining room with patio doors opening out onto a paved rear terrace, perfect for enjoying the gardens.

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

**Property construction:** Standard. **Parking:** Off road parking.

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Mains

(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](http://www.gov.uk/government/organisations/environment-agency)

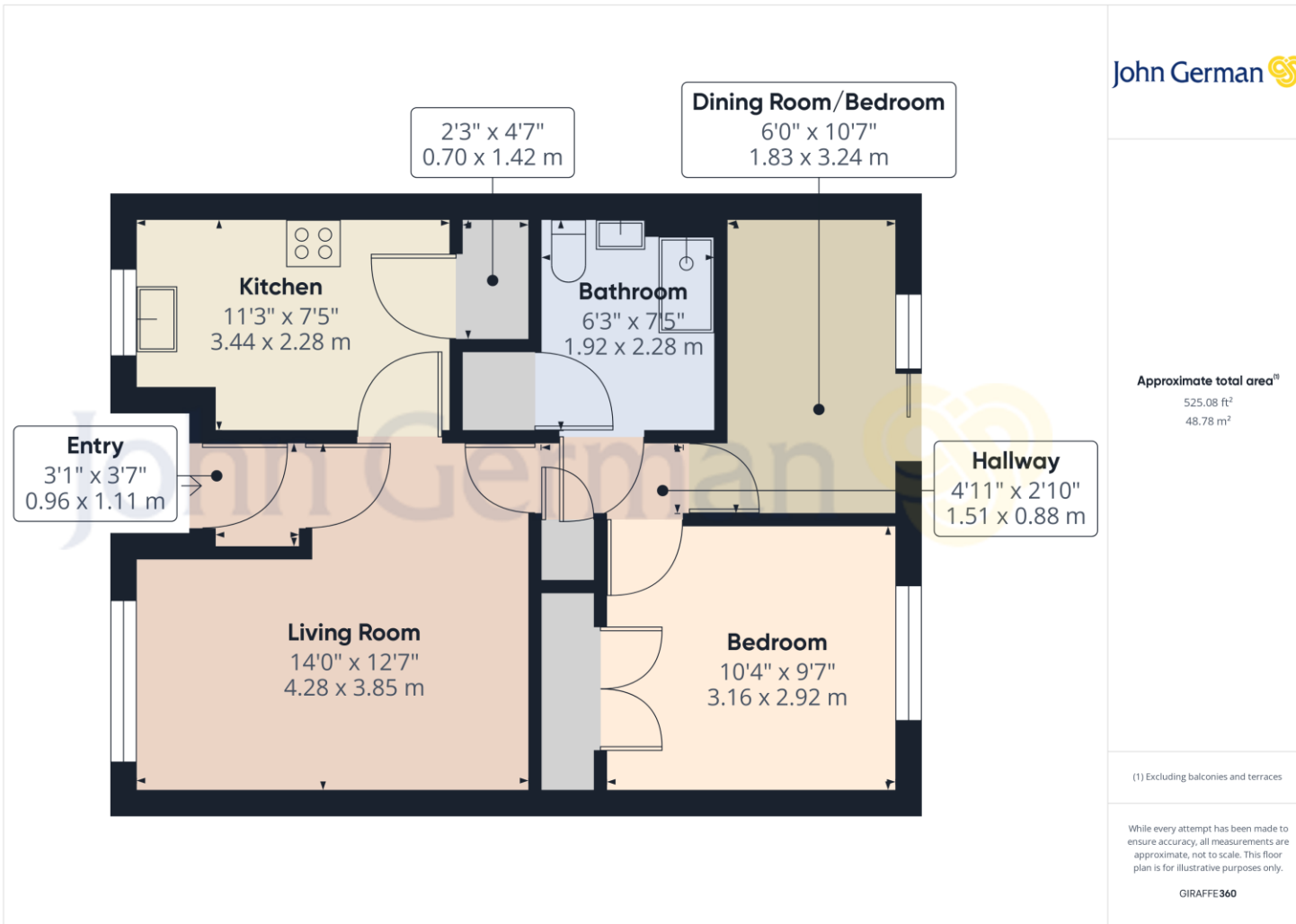
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/28062024

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John German 

## Agents' Notes

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