

SCARGILL
MANN & CO

EST. 1995



6 Westminster Drive

Stretton, Burton-On-Trent, DE13 0FG

Price £190,000



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GENERAL INFORMATION

THE PROPERTY

Scargill Mann & Co are pleased to bring to the market this semi-detached bungalow offering lots of kerb appeal and flexible accommodation. Previously, the bungalow had two bedrooms, but it has been remodelled to create a gas centrally heated and double-glazed home with a lounge, kitchen, separate dining room with a conservatory, a bedroom, and a bathroom.

Outside are attractive gardens to the front and rear and a drive for parking.

LOCATION

Stretton is a popular location with a post office, supermarket, chemist, bakery, hairdressers and beauty spa. There is a lovely church, a public bus service, and good travel via the A38 and A50 for onward travel.

ACCOMMODATION

Entrance door opening through to lobby which is open in to the fitted kitchen.

KITCHEN

6'7" x 9'11" (2.01m x 3.04m)

Is equipped with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a four ring electric hob and one and a quarter sink with side drainer, there is a built in double oven, fridge and freezer, space for washing machine and further appliance space. A door leads through into a lounge.

LOUNGE

8'8" x 15'3" max (2.65m x 4.65m max)

Has an attractive fire surround with marble style inset and hearth with living flame effect gas fire inset, bow window to the front aspect, radiator and double doors that lead through into the dining room.

DINING ROOM

6'8" x 13'7" (2.04m x 4.15m)

Has door through to inner lobby and French doors leading out into the conservatory.

CONSERVATORY

7'4" x 7'1" from door to back wall (2.25m x 2.18m from door to back wall)

Has French doors opening out onto the rear patio area and radiator.

INNER LOBBY

5'0" x 4'0" (1.54m x 1.23m)

Has loft access point, built in storage cupboard that houses the domestic hot water and central heating Ideal boiler, door to bathroom and further door that opens through to the bedroom.

BEDROOM

10'7" to window x 8'8" (3.24m to window x 2.66m)

Is fitted with a range of built in wardrobes with over head cabinets, bed side cabinet and drawers, there is a radiator and window to the rear aspect.

BATHROOM

4'11" x 6'5" to the window (1.50m x 1.98m to the window)

Has a panelled bath with mixer taps and separate shower over, pedestal hand wash basin, W.C., an obscure window to the side aspect, tiled surrounds and radiator.

OUTSIDE

The property sits back off Westminster Drive behind a block paved driveway providing parking with an adjacent lawn and herbaceous beds. To the rear of the property the garden is fully enclosed and has a paved patio area with further lawn and shrub borders

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

East Staffordshire Borough Council- Band B

CURRENT UTILITY SUPPLIERS

Gas

Tel: 01283548194

Electric
Water - Mains - South Staffs water
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<https://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 07/2024)
DRAFT



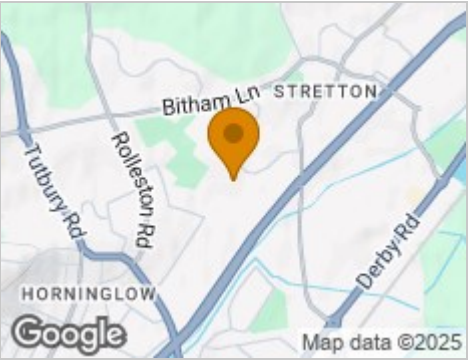
Road Map



Hybrid Map



Terrain Map



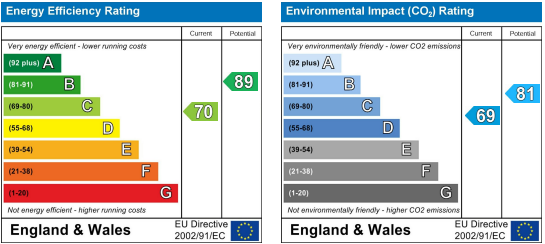
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.