



Holly Green, Stapenhill,  
Burton-on-Trent





Guide price £135,000



## Key Features

- Retirement Bungalow
- Situated On A Extremely Popular Retirement Complex
- Well Presented Throughout
- Double Glazing & Gas Fired Central Heating
- Community Room
- Lovely Communal Gardens
- EPC rating D
- Leasehold





A well presented retirement bungalow in this popular and very convenient location. Complimented by well tended communal gardens this is a peaceful and attractive location within an easy walk to local shops and facilities and, Stapenhill Water Gardens. The Town centre is within a mile.

With the added benefit of a communal lounge and site warden, the accommodation comprises, hallway, lounge, good sized fitted kitchen, two bedrooms and shower room.

The property is sold with immediate vacant possession.

### Accommodation In Detail

#### Open Recessed Entrance

having useful storage cupboard and hard wood entrance door with obscure double glazed visibility light leading to:

#### Entrance Hall

having fitted smoke alarm, coving to ceiling, one central heating radiator, access to loft space and large full height broom cupboard.

#### Reception Room 4.37m x 4.37m (14'4" x 14'4")

having one central heating radiator, fitted wall light points, coving to ceiling, feature Adams style fireplace with white marble backplate and hearth together with inset living flame electric fire, thermostatic control for central heating, double glazed window to rear elevation and Upvc double glazed sliding patio doors leading out onto the rear patio and communal gardens beyond.

#### Fitted Kitchen 3.61m x 2.21m (11'10" x 7'4")

having an excellent array of white woodgrain effect base and eye level units with light oak trim and complementary rolled edged working surfaces, 1½ bowl polycarbonate sink and draining unit with swan neck mixer taps over, double glazed window overlooking the rear garden, wall mounted fitted Worcester condensing central heating boiler, gas and electric

cooker points, one central heating radiator, plumbing for automatic washing machine and pantry with fitted shelving.

#### Bedroom One 3.23m x 3.18m (10'7" x 10'5")

having double glazed window to front elevation, one central heating radiator, coving to ceiling and built-in double wardrobe.

#### Bedroom Two 2.06m x 3.25m (6'10" x 10'8")

having double glazed window to front elevation and one central heating radiator.

#### Shower Room

having over-sized quadrant shower enclosure with glass glazed double doors, vanity wash hand basin, low level twin flush push button wc, fitted extractor vent, full tiling complement to walls, one central heating radiator and airing cupboard incorporating lagged hot water cylinder.

#### Outside

There are communal gardens surrounding the development with ample parking. To the rear of the home is a lovely flagged patio with electrically operated remote control sun canopy.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

#### Tenure

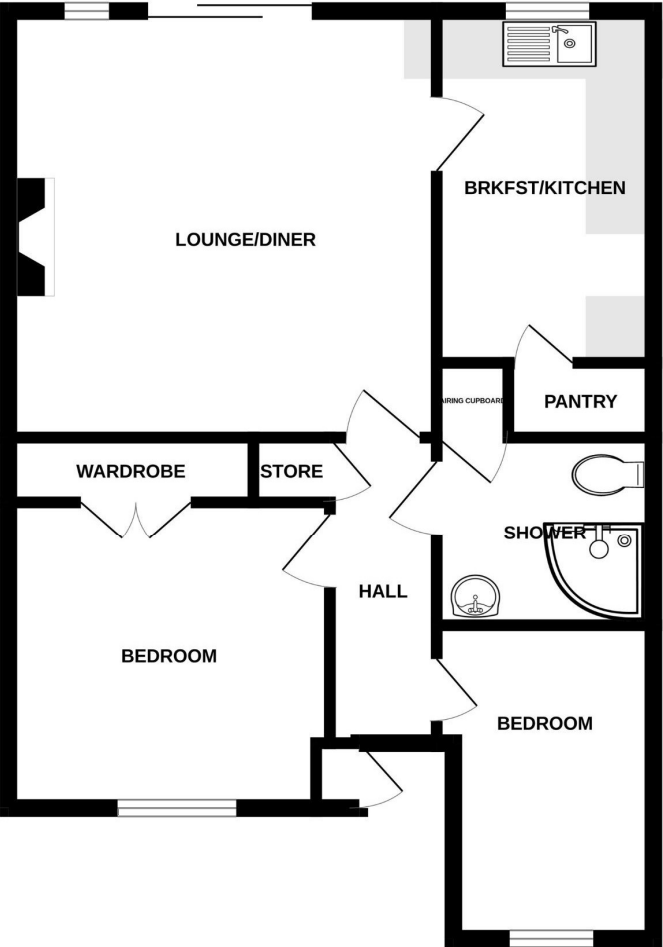
Leasehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

#### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR



25 HOLLY GREEN STAPENHILL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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