

Holly Green

Stapenhill, Burton-on-Trent, DE15 9GA

John German



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£215,000

This is an exceptional retirement bungalow, beautifully renovated in a luxurious style ready to move into with a stunning refitted breakfast kitchen, spacious living/dining room, master bedroom with fitted wardrobes, second bedroom opening out to gardens and a lovely refitted shower room.

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This bungalow offers a stunning retirement bungalow to downsize to that has been beautifully renovated by the current owners to offer a luxurious home that is ready to move into. It enjoys a lovely position on this retirement development set in communal gardens with residents parking available on a first come first served basis.

The location is ideal for shops, doctors, pharmacy and also just a short drive from the town centre and riverside walks in Stapenhill Gardens.

There is a porch with storage cupboard and a door opening into a welcoming hallway with doors leading off. To the right is a spacious and stylish living/dining room, a great space to relax with windows framing views front and side. (The fireplace is available by separate negotiation).

Across the hall is a very impressive sleek modern breakfast kitchen refitted with a range of high gloss units, integrated fridge/freezer and washing machine, space for a cooker, space for a breakfast table, ceiling spot lights and views to front.

The master bedroom is a generous double with built in wardrobes and further fitted wardrobes offering plenty of storage and a window framing garden views. Bedroom two is currently used a sitting/tv room, with spotlights and patio doors opening out to gardens.

The shower room is superbly appointed with tiles walls and floor, fitted vanity units with basin & WC, shower cubicle, towel rail/radiator, spotlights and window to side.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Commenced 27/3/97 with a 125 year term. The service charge is £247 per month from April 2026 which includes grounds maintenance, buildings insurance, window cleaning and boiler service. Freeholders are Amplus.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Residents parking on a first come first serve basis

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 B

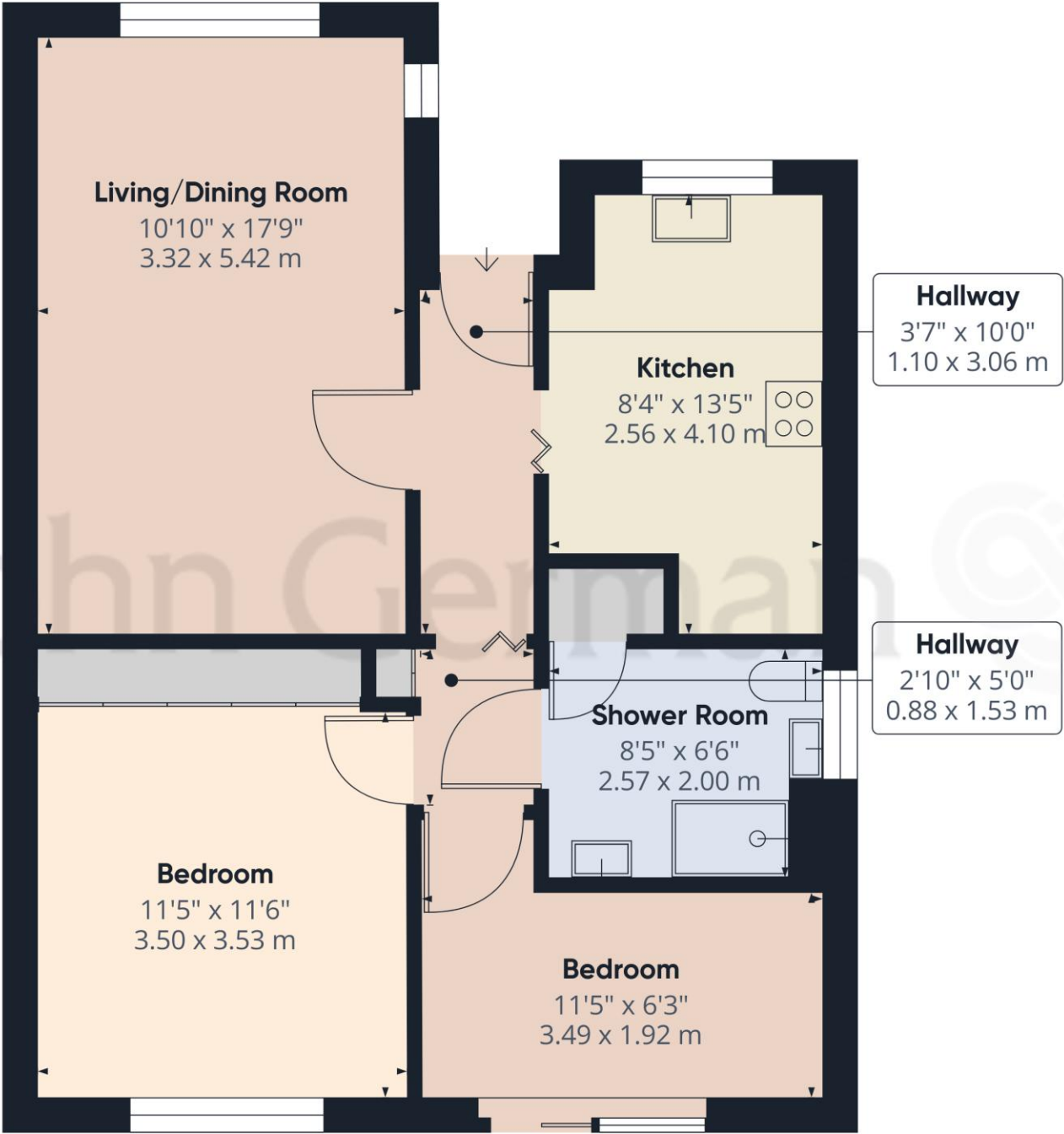
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22012026

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Approximate total area⁽¹⁾
658 ft²
61 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.



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.

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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