



Offers In Excess Of £200,000

2 Bedroom Detached Bungalow for sale
24 Beech Lane, Stretton, Burton-on-Trent





Overview

With its sought-after Stretton setting, detached accommodation, generous garden, no upward chain and genuine scope for transformation, opportunities like this are becoming increasingly difficult to find. Early viewing is highly recommended.

Key Features

- LEGAL PACK & SEARCHES READY
- Exciting renovation opportunity
- Offered with no upward chain
- Attractive detached two-bedroom bungalow
- Highly desirable Stretton location
- Generous living room
- Two spacious double bedrooms
- Long, generous rear garden
- Existing rear conservatory with potential to extend, subject to planning





An exciting opportunity awaits in one of Stretton's most desirable residential locations. Offered for sale with no upward chain, this attractive two-bedroom detached bungalow presents a wonderful chance to create a home perfectly tailored to your own style, with plenty of scope for modernisation and improvement.

Set along a sought-after residential road, the property already offers a fantastic foundation. A generous entrance hall leads into a well-proportioned living room, while the breakfast kitchen provides a practical heart to the home. There are two spacious double bedrooms, offering comfortable accommodation, together with a traditional-style conservatory spanning much of the rear of the bungalow.

And it is here that the real potential begins. The existing conservatory is ready to be reimagined, offering an exciting opportunity to create a stunning contemporary extension, subject to the necessary planning permissions. Imagine opening up the rear of the property to create a larger kitchen, dining and family space, with generous glazing drawing in natural light and providing a seamless connection with the garden.

Outside, the property continues to impress with a long and generous rear garden, providing plenty of space for landscaping, entertaining, gardening or simply enjoying the peace and privacy of this established setting. To the front, off-road parking adds further practicality.

Stretton is a vibrant village, offering an array of amenities and excellent schooling options. Its convenient location provides easy access to the A38, connecting to the A50 and East Midlands Airport. Additionally, Burton's town centre, with its wider range of facilities and a rail station, is within close proximity.

Whether you are a keen renovator, looking for a project to put your own stamp on, or simply searching for a detached bungalow in a highly desirable location, this is a rare opportunity to unlock the potential of a property with a very exciting future.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.



Listed: No.

Tenure: Freehold

Parking: Driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: C.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

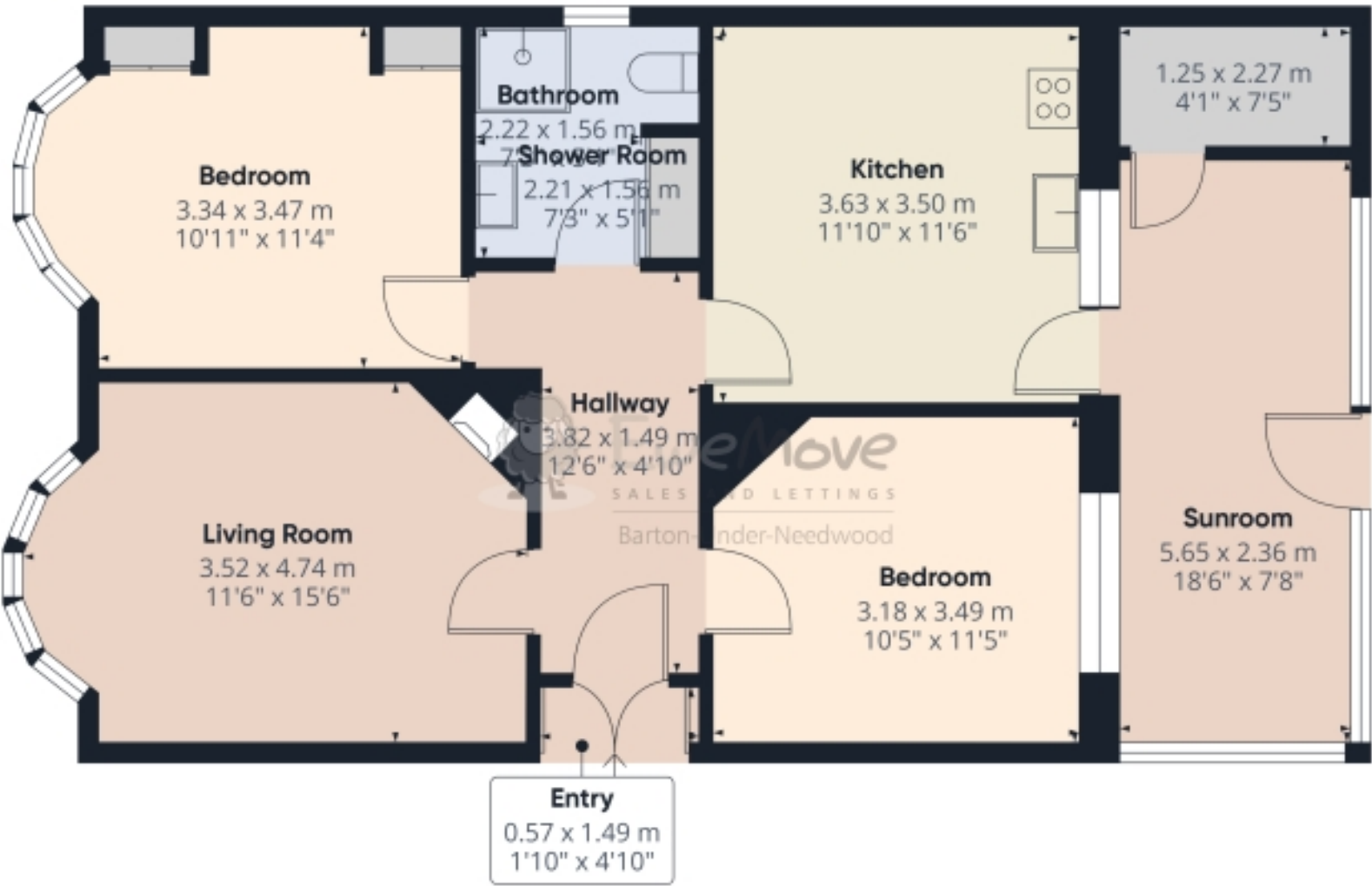
Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Floorplans



Approximate total area⁽¹⁾
79.5 m²
855 ft²

(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.

GRAFFI360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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