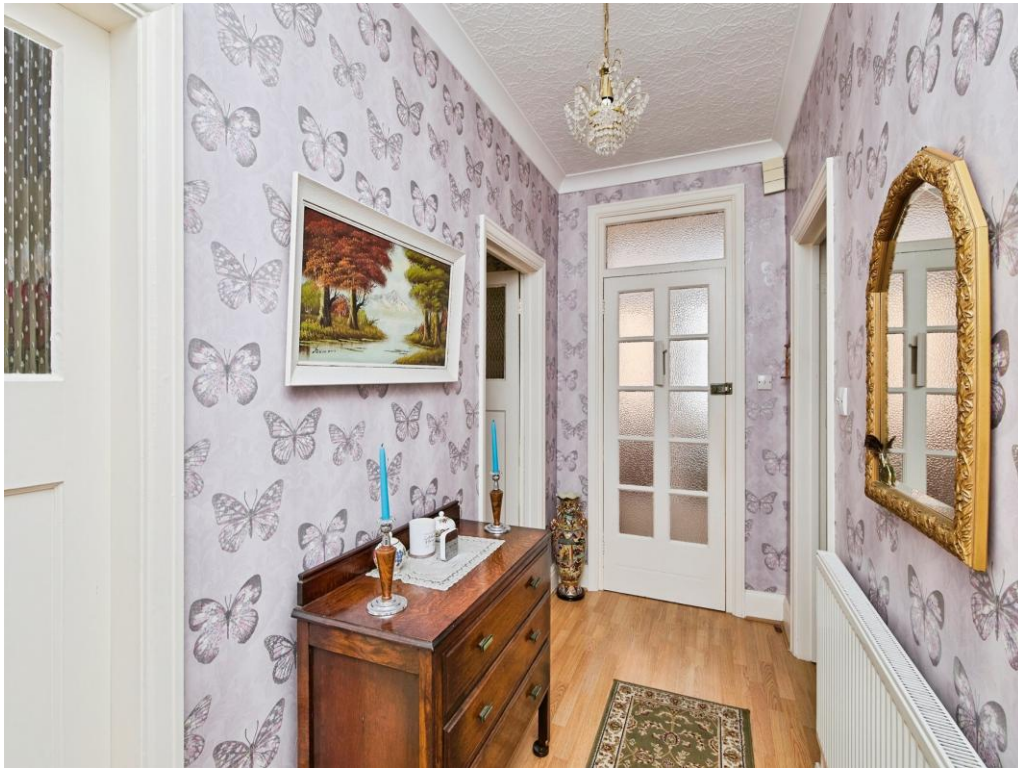




Beech Lane, Stretton, Burton-On-Trent

**burchell**  
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## Property Description

Offered with no upward chain, this attractive two-bedroom detached bungalow is located in a highly desirable area of Stretton, Burton upon Trent.

Set on a sought-after residential road, the property offers off-road parking, two well-proportioned reception rooms, a breakfast kitchen, and two spacious double bedrooms. To the rear, a generous garden provides excellent outdoor space, ideal for relaxation or entertaining.

Combining a popular location with versatile accommodation and strong potential, this bungalow represents a rare opportunity in the current market and is not to be missed.

Early viewing is strongly recommended – contact Burchell Edwards Estate Agents today to arrange your viewing.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Double glazed door to side elevation.

## Entrance Hallway

Central heating radiator.

## Lounge

Double glazed bay window to front elevation, central heating radiator, laminate flooring and gas fire.

## Kitchen

Single glazed window to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, space for appliances.

## Conservatory

Double glazed windows to rear and side elevations, door to rear elevation, space and plumbing for washing machine.

## Store Room

Accessed via conservatory, housing central heating boiler.

## Bedroom One

Double glazed bay window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to conservatory and central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower, heated towel rail, large storage cupboard and fully tiled walls.

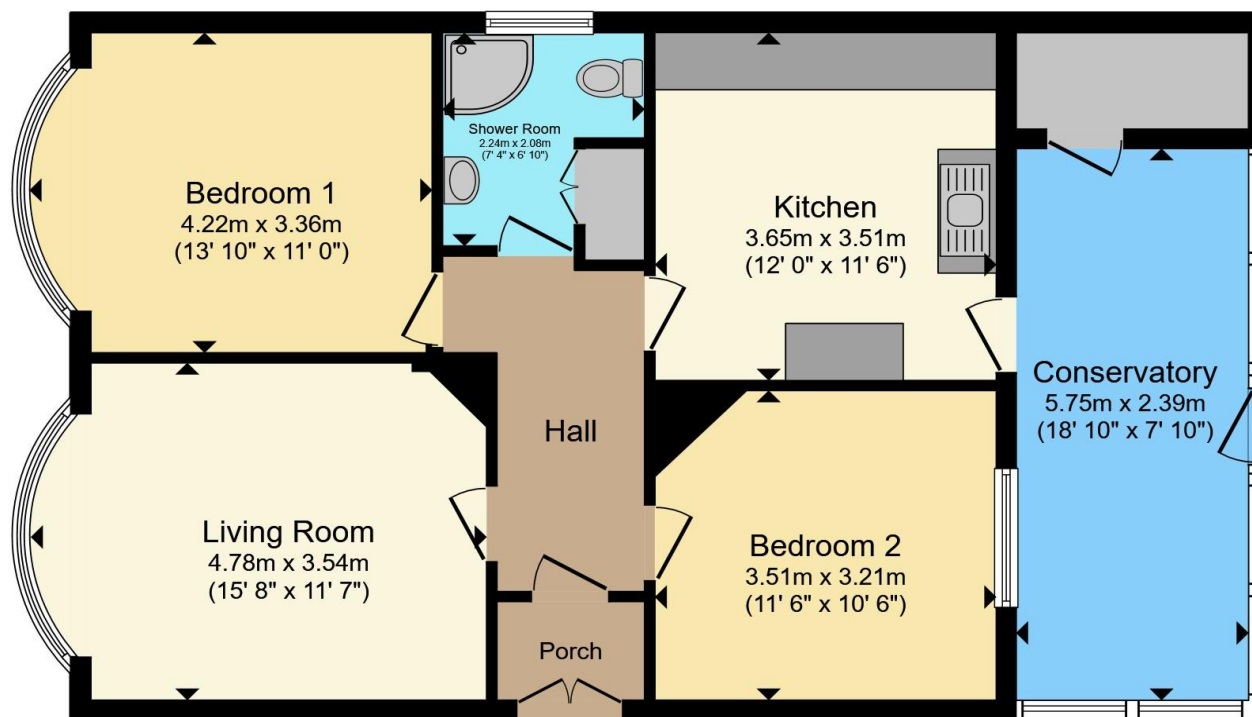
## Rear Garden

Landscaped south facing garden with planted beds, gravel areas, two storage sheds and access to frontage.









Total floor area 85.7 m<sup>2</sup> (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E [burton@burchelledwards.co.uk](mailto:burton@burchelledwards.co.uk)**

Britannia House Station Street  
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/BUT211317](http://burchelledwards.co.uk/Property/BUT211317)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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