



Goodwood Close, Stretton,  
Burton-on-Trent



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£215,000



## Key Features

- Well Presented Semi Detached Home
- Popular Well Established Location
- Immediate Vacant Possession
- Enclosed Gardens & Attached Garage
- Three Bedrooms
- Conservatory
- EPC rating D
- Freehold







The property is situated on a pleasant and established cul de sac on the fringe of Stretton. The property is offered for sale with immediate vacant possession and has the benefit of an attached garage and enclosed gardens together with a conservatory. In brief the accommodation comprises: - entrance hall, lounge, conservatory, dining kitchen and on the first floor a landing leads to three bedrooms and bathroom.

### Accommodation In Detail

Entrance door opening into:

### Entrance Hall

having one central heating radiator and staircase rising to first floor.

### Lounge 4.57m x 3.44m (15'0" x 11'4")

having bow window to front elevation, modern feature fireplace with polished wood surround together with polished slate inserts and coving to ceiling.

### Dining Kitchen 4.38m x 2.7m (14'5" x 8'11")

### Dining Area

having wood effect laminate floor, one central heating radiator, patio doors leading to the conservatory and arched feature leading to:

### Kitchen Area

having stainless steel sink with mixer tap set into a slate effect work top with tiled surrounds, beech effect base cupboards and drawers, matching wall mounted units, appliance space, concealed wall mounted boiler and tiling to floor.

### Conservatory 3.31m x 1.81m (10'11" x 5'11")

having wood effect laminate flooring and double doors leading out to the rear garden.

### On The First Floor

### Landing

having airing cupboard.

### Bedroom One 3.79m x 2.48m (12'5" x 8'1")

having wardrobes with sliding doors, one central heating radiator and window to front elevation.

### Bedroom Two 2.78m x 2.49m (9'1" x 8'2")

having one central heating radiator and window to rear elevation.

### Bedroom Three 1.83m x 2.81m (6'0" x 9'2")

having one central heating radiator, window to front elevation and overstairs cupboard.

### Bathroom

having three piece white suite comprising bath with electric shower over, wc, wash basin, tiling to walls, window to rear elevation and one central heating radiator.

### Outside

To the front of the property is a grassed fore garden with dwarf hedgerow and a driveway leads to the attached garage. To the rear of the property is an enclosed garden laid to grass with a paved patio area.

### Garage 5.31m x 2.49m (17'5" x 8'2")

having up and over door and personal door to the rear.

### 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.

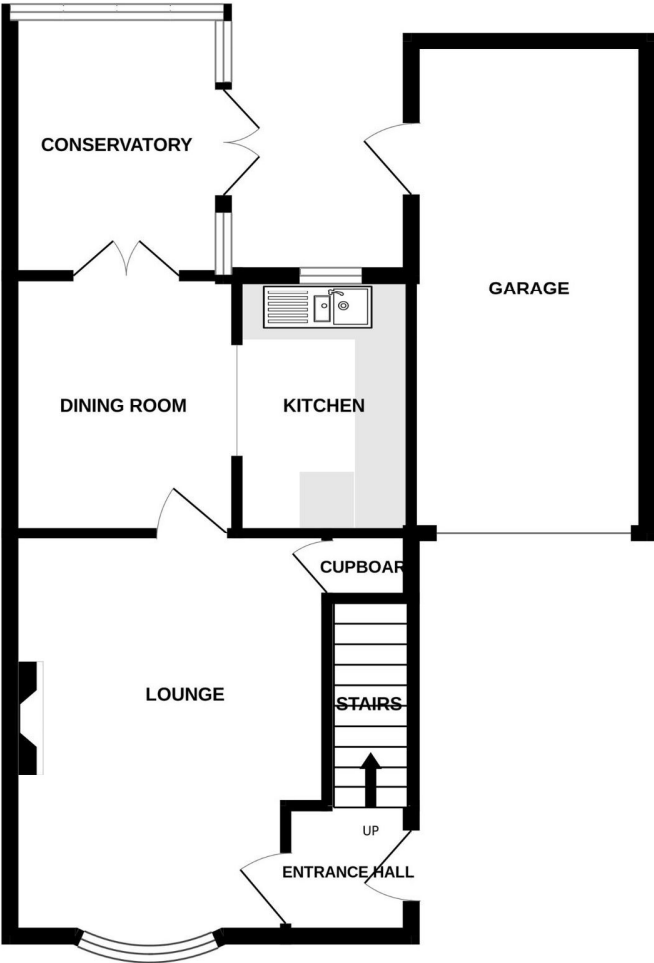
### Tenure

Freehold - 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.

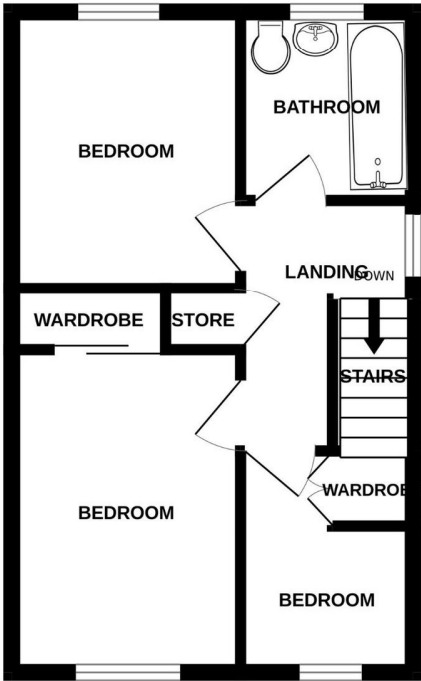
### Note

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

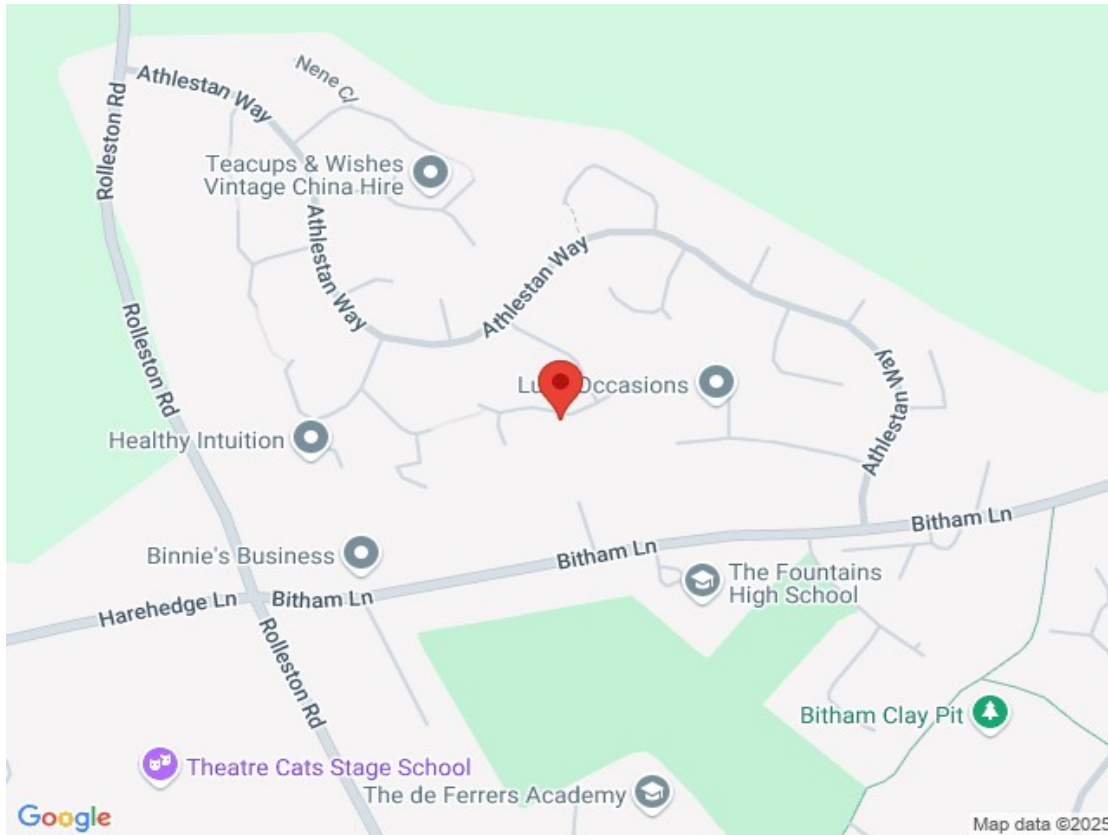


1ST FLOOR



16 GOODWOOD CLOSE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

