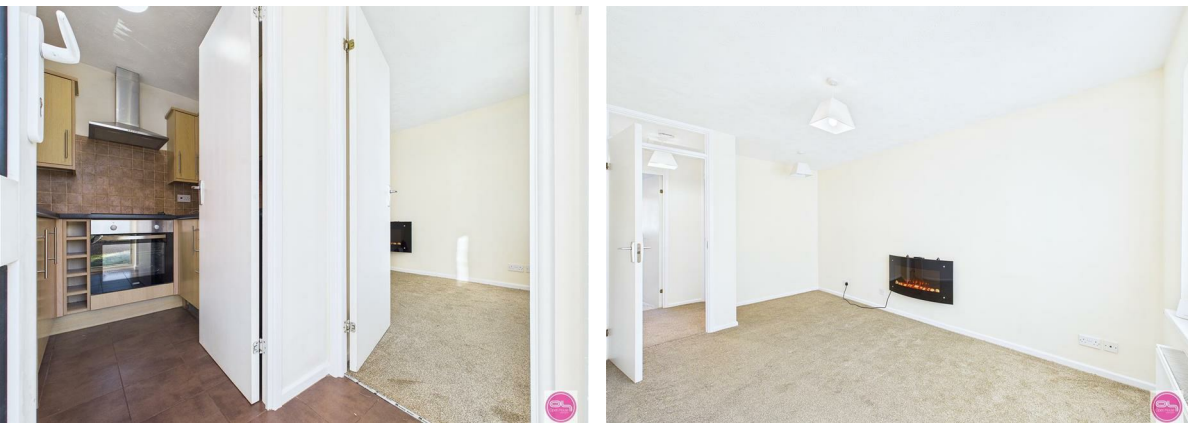


Britannia Drive, Stretton, Burton-On-Trent, DE13 0EW
£175,000



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Council Tax Band: B

Located on a road within the highly sought-after village of Stretton, this well-presented two-bedroom semi-detached bungalow offers move-in ready accommodation ideal for a range of buyers — including downsizers, or investors seeking a strong rental location.

Britannia Drive is positioned just moments from a fantastic selection of local amenities including Co-op, Morrisons Daily, pharmacy, eateries, pubs and Stretton Medical Centre. The area is also well-served by public transport, with regular bus routes into Burton town centre, Queens Hospital, and neighbouring villages.

For commuters, the property benefits from excellent access to the A38 (towards Derby, Lichfield, Birmingham), A511 and A50, while families will appreciate the close proximity to local parks and green spaces.

The bungalow itself has been freshly redecorated throughout with new floor coverings, a fitted kitchen, modern bathroom, two bedrooms, and a private rear garden with garage and driveway.

Room-by-Room Description

Entrance – 0.87m x 1.21m (2'10" x 3'11")

A useful entrance area leading into the inner hallway, providing access to the kitchen and living room as well as a cupboard housing the combi-boiler.

Living Room – 4.63m x 2.65m (15'2" x 8'8")

A bright and spacious living room with a large front-facing window allowing plenty of natural light. Neutrally redecorated with fresh carpet, pendant lighting and a feature wall-mounted electric fire. A generous space ideal for both lounge furniture and dining if desired.

Kitchen – 2.08m x 1.97m (6'9" x 6'6")

A fitted kitchen overlooking the side aspect, featuring worktop space, stainless-steel sink and drainer, built-in electric oven, hob with extractor, tiled splashbacks and a small amount of storage cupboards. Finished with a UPVC window with vertical blinds.

Inner-Hallway – 1.51m x 0.98m (4'11" x 3'2")

Central hallway giving access to both bedrooms and the bathroom, as well as a useful storage cupboard.

Bedroom One – 3.93m x 2.02m (12'10" x 6'7")

A well-proportioned double bedroom positioned to the rear, overlooking the garden. Newly redecorated with fresh carpeting, neutral walls, UPVC window and radiator.

Bedroom Two – 3.16m x 2.64m (10'4" x 8'8")

A further spacious bedroom with UPVC door providing direct access into the rear garden — ideal for those wanting a flexible bedroom, office, or hobby room. Fresh décor and new flooring throughout.

Bathroom – 1.47m x 1.95m (4'9" x 6'4")

Modern three-piece suite comprising a panelled bath with overhead electric shower and glass screen, wash basin, WC, half-tiled walls, vinyl flooring, chrome fixtures and frosted UPVC window.

Garage – 4.16m x 2.30m (13'7" x 7'6")

Garage with up-and-over door, power, lighting. A useful outbuilding suitable for storage, workshop use or secure parking.

Outside

The rear garden is fully enclosed and offers a low-maintenance layout with lawned areas, paved pathways, a timber shed and rear gate access. The garden enjoys a good degree of privacy and is perfectly suited for easy upkeep.

To the front, the property benefits from a driveway leading to the garage, along with a small lawned area and ample on-street parking.

Additional Information

- Tenure: Freehold
- Council Tax Band: B
- Local Authority Area: East Staffordshire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.



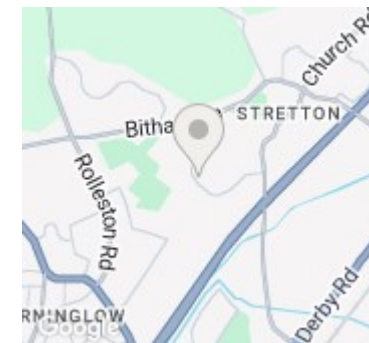
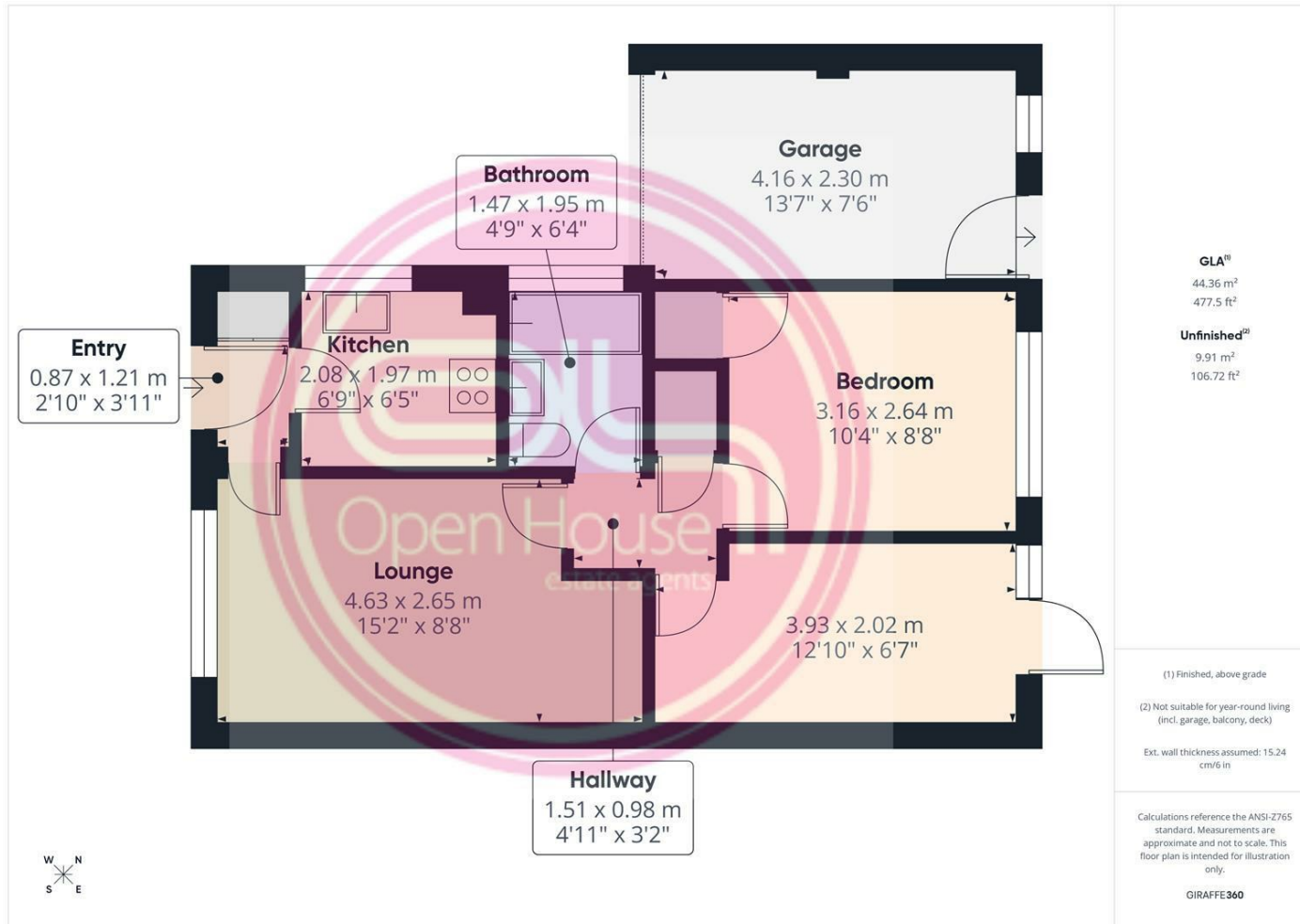




Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	