



17 Westminster Drive

Stretton, Burton On Trent, DE13 0FG

£95,000



A well maintained One Bedroomed First Floor Flat in popular cul de sac location with easy access to Village amenities, A38 & A50 for the commuter and Burton Queens Hospital. The accommodation comprises of Hallway with stairs leading to first floor, Lounge, Kitchen, Bathroom, Double Bedroom with fitted wardrobes and Garden. EPC D Council Tax Band A.



Entrance Hall

Accessed via a uPVC front door with feature glazed panel, stairs to first floor, coat hooks, uPVC window to side elevation, loft hatch, power point, door leading to Lounge

Lounge 11'1" x 10'6" (3.38m x 3.22m)

With uPVC window to the front elevation, feature Granite fireplace with electric fire, Coved and textured ceiling with spot lights, TV aerial point, Sky point, Telephone point, archway to Kitchen, doorway leading to inner Hall

Inner Hall 4'9" x 2'7" (1.47m x 0.79m)

Giving access to Kitchen, Bathroom and Bedroom, light & power point

Bedroom 12'9" min x 8'3" min (3.91m min x 2.54m min)

With two uPVC windows to rear elevation, two built in wardrobes providing hanging space, Airing cupboard housing lagged immersion tank with timer, coved and textured ceiling with light, power points

Kitchen 6'9" x 6'7" (2.08m x 2.02m)

Fitted with a range of wall and base units providing storage, roll edge work surfaces with tiled splash, two circular stainless steel sinks with mixer tap over, electric cooker point, plumbing point for automatic washing machine, standing space for fridge freezer, power points, textured ceiling with light, open arch to Lounge

Bathroom 1.86 x 1.50

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush Wc, part tiled walls, wall mounted mirror, uPVC opaque glazed window to side elevation, coved and textured ceiling with light

Externally

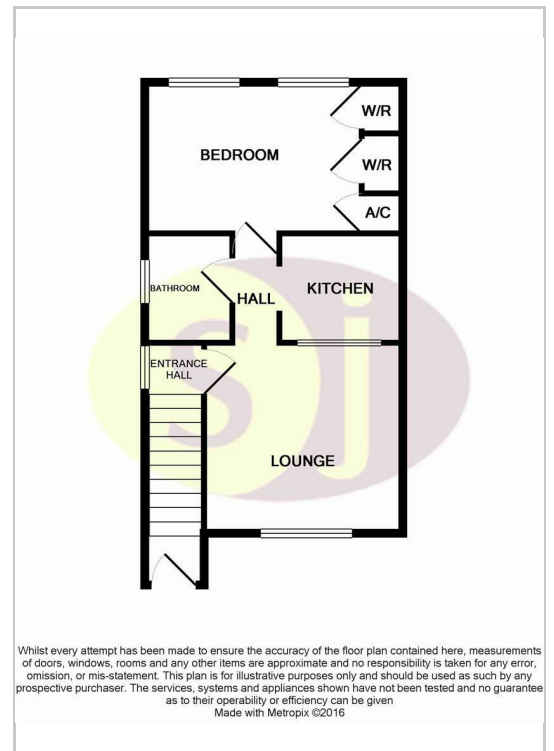
Paved path leads to the Front Door

Lawned garden to rear with Shed and flower borders

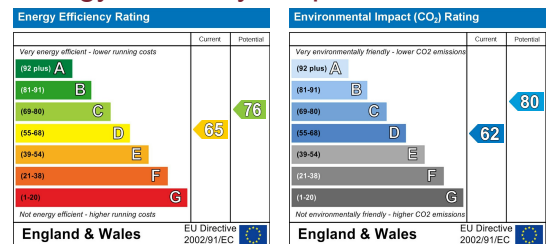
Car Park situated to the side of the building provides allocated parking



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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