

# Rosliston Road

Walton-on-Trent, DE12 8NQ

John German



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£249,950

NO CHAIN

Standing on a superb corner plot with gardens front, side and rear is this lovely village semi-detached home situated close to countryside.

Extended to create two reception rooms, breakfast kitchen, three bedrooms, bathroom, garage and drive.



The house stands elevated on a lovely corner plot with gardens wrapping around the front, side and rear, together with a drive and detached prefab garage to the rear. The gardens feature lawns with established borders and hedging, offering fantastic outdoor space, together with a useful brick outhouse.

The ground floor layout features an entrance hall with doors off to a spacious lounge, having views to front and a fireplace. Off the lounge, the house has been extended, creating a cosy sitting room with garden views. This room could alternatively be used as a home office or ground floor fourth bedroom, should a buyer wish. At the heart of the house is a kitchen/diner fitted with base and eye level units, Beko cooker to be included, space for further appliances, and a useful under stairs cupboard. The ground floor bathroom has a three-piece suite and window to rear. To the first floor, the landing has doors off to three bedrooms. Bedroom one is a spacious double with views and fitted wardrobes. Bedroom two enjoys a dual aspect with rear and side views, and bedroom three is a comfortable single.

The property is available with the advantage of no upward chain.

Buyers should be aware, the sitting room extension previously had movement due to a leaking drain in 2006 and subsequently works were carried out to remedy the issue with a completion certificate and final report available.

**Notes:** The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

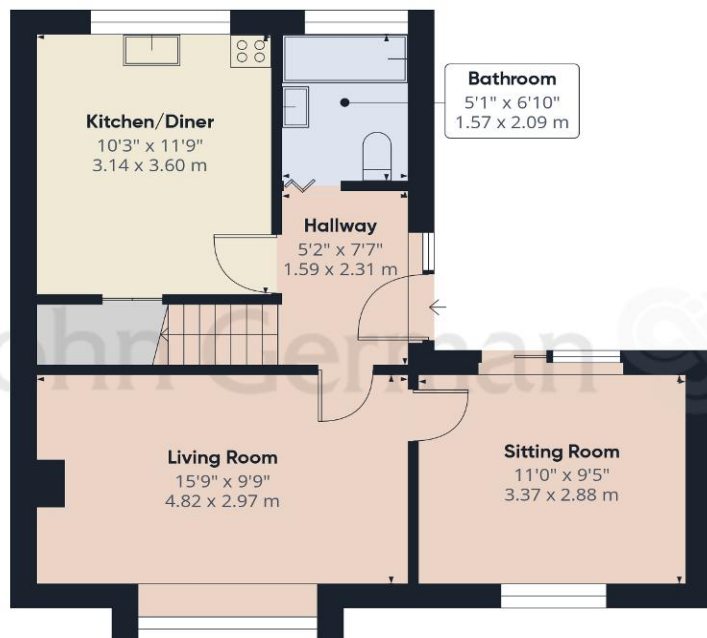
**Our Ref:** JGA/24102025

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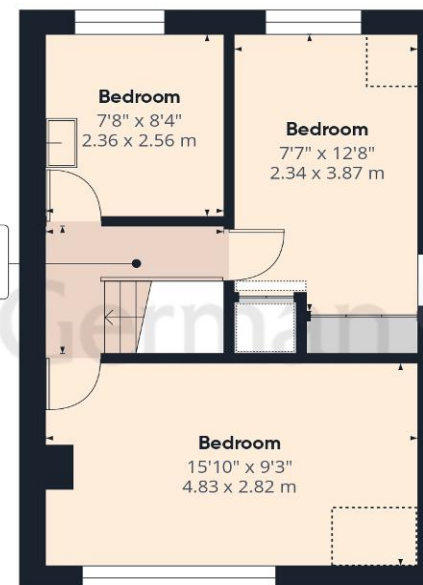
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>

960 ft<sup>2</sup>

89 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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