

# Elms Road

Coton-in-the-Elms, Swadlincote, DE12 8HD



Could this be the perfect family home for you?  
Situating in the ever popular pretty village of Coton-in-the-Elms with countryside walks on your doorstep together with a village primary school and a popular pub.

Offers over £240,000

John German 

Conveniently placed for the nearby centres of Burton-on-Trent, Lichfield, Tamworth and Ashby de la Zouch together with transport links via the A/M42 and A38.

The house stands on a lovely garden plot with gated access to a block paved driveway with adjacent lawned front garden. Side access leads to the large rear garden which comprises of extensive lawns with planted display borders, paved path, mature trees and shrubs. The garden backs onto fields enjoying a lovely rural backdrop. There is also a very useful wooden cabin (10 x 20ft) at the bottom of the garden which would make an ideal office space/workshop/summer house.

A front entrance door opens into the hallway with stairs to the first floor and a door into the good sized lounge with a focal point fire surround.

Next is the large dining kitchen enjoying a dual aspect offering space for appliances and room for a dining table. The property has the benefit of an Ideal Logic combi boiler that is energy efficient.

Off the kitchen is a useful guest's cloakroom/WC.

Completing the ground floor is a character sitting room with tiled fire surround with open fire and large doors out to the rear garden. This room could make an ideal home office if required or additional sitting room.

On the first floor are three truly good sized bedrooms served by a family bathroom featuring a bath with overhead shower, pedestal wash basin and WC.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC

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 B

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

**Our Ref:** JGA/14032024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1057.92 ft<sup>2</sup>  
98.28 m<sup>2</sup>

Reduced headroom

1.27 ft<sup>2</sup>  
0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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