

Shotwood Close

Rolleston-on-Dove, Burton-on-Trent, DE13 9BN



Lovely village home in a quiet setting close to the village centre with highlights including two reception rooms, fitted kitchen plus conservatory, master bedroom with ensuite, garage and established gardens. No upward chain.

£350,000



John German

Situated in the pretty and sought after village of Rolleston on Dove is this lovely link detached home, perfect for a family to move into and enjoy village life and also ideal for those seeking a property that is comfortable enough to downsize to yet offering plenty of space. Close to the village centre where there are two popular pubs and a Co-op store together with walks by the river Dove and Jinnie nature trail, plus excellent transport links provided by the A38 and A50.

A gravel driveway provides ample off road parking. There is a front garden and side entrance door opening to the reception hall with staircase off to the first floor and a door to the downstairs cloakroom having a toilet and corner wash basin.

The lounge is a room of generous proportions with fire surround providing the focal point, and the room also enjoys a lovely dual aspect.

Across the hallway is a separate dining room which adjoins a fitted kit chen equipped with a range of base and eye level units with worksurfaces over. Integrated oven, hob, extractor hood and dishwasher plus useful under stairs storage. A window frames views to rear and there is a door to the side. There is also the opportunity to knock these two rooms into one to create a superb open plan dining kitchen.

Off the dining room is a lovely conservatory which has the luxury of under floor heating and is ideal for enjoying the established rear gardens which are laid to lawn with borders, together with a rear entrance door into a single garage with an up and over front entrance door.

To the first floor the landing has doors leading off to three bedrooms. The master is a generous double with an ensuite shower room, with shower cubicle, pedestal wash hand basin and WC. Bedrooms two and three both share the main family bathroom with panelled bath, pedestal wash hand basin and WC.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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

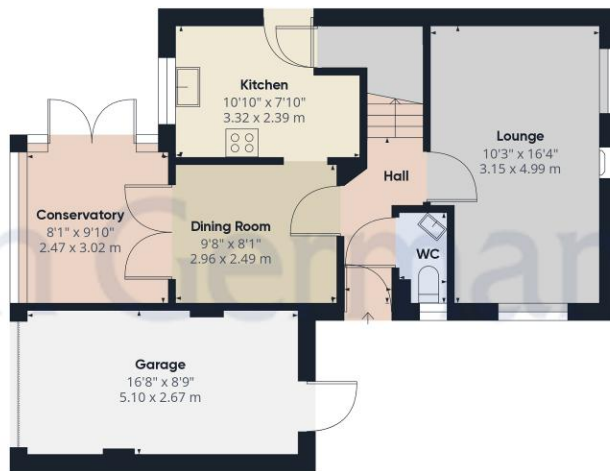
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area[®]
1022.4 ft²
94.98 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent