

2 Brookhouse View

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

John German



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£265,000

This superb conversion offers an amazing period home close to the heart of the village having a blend of new interior with character features including two stunning bedrooms with beams, open plan living/dining room, lovely new kitchen, WC, bedroom three/home office and landscaped gardens.

Close to the village centre with two popular pubs, village newsagents & Co-op store, this beautiful home has plenty to offer with a flexible layout could be your perfect home. Part of a bespoke collection created by the development of the former Brookhouse Hotel, this offers all the benefits of a brand new home with the character of a period home.

The ground floor features an open plan living/dining room with views to front and French doors opening out to the rear garden. There is a new well appointed kitchen with base and wall units with a range of integrated appliances included oven, hob, fridge freezer and washing machine, meaning this home is ready to move into. The property also has the flexibility of a home office which could also be used as third bedroom, and completing the ground floor accommodation is the guest WC. The first floor has two good size bedrooms with high vaulted ceilings enhancing the feeling of space with beams adding character. Both bedrooms are served by a new bathroom. There is a landscaped garden to rear, with two designated parking spaces.

Warranty: 6 year architects certificate.

To view this amazing home please contact the office on 01283 512244 to book an appointment. The development features 3 new houses, a detached barn conversion and seven beautiful character apartments, for more information please call.

Agents note: The development is of the former Grade II Listed Brookhouse Hotel.

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

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

Property construction: Standard

Parking: 2 allocated spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: East Staffordshire Borough Council / Tax Band

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

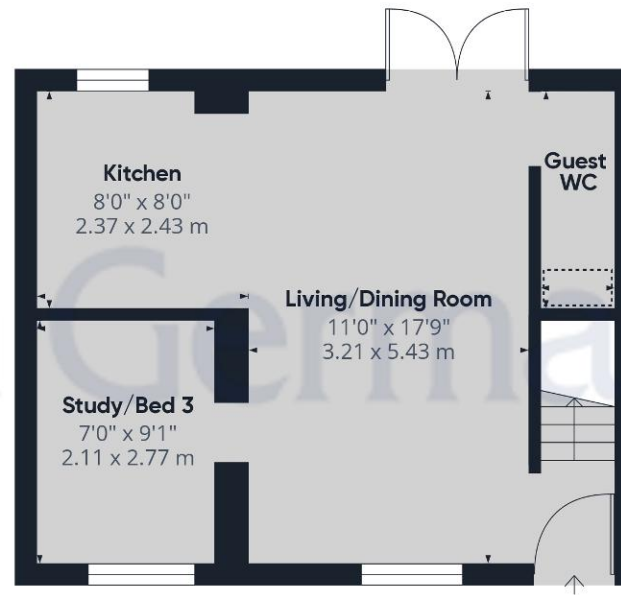
www.eaststaffsbc.gov.uk

Our Ref: JGA/26072024

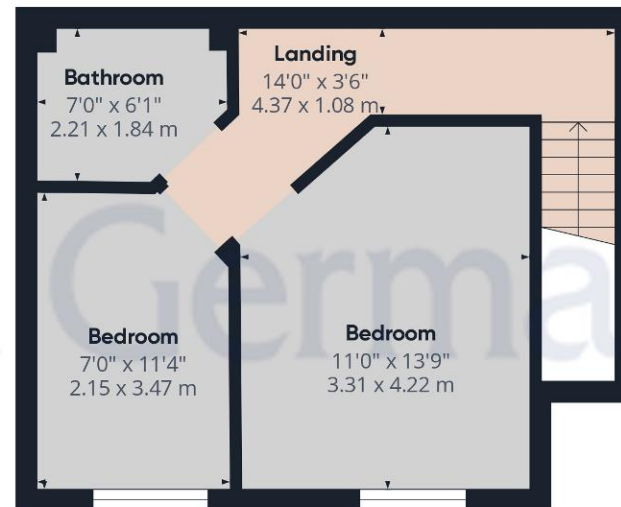
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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

Approximate total area⁽¹⁾

698.9 ft²

64.93 m²

Reduced headroom

3.66 ft²

0.34 m²

(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.

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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

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.

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



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