



John German



Offered for sale with NO ONWARD CHAIN is this beautifully positioned home on Glebe Close. Benefiting from a corner plot, driveway and garage and more fantastic features. Although the property requires modernisation, it presents a unique opportunity for those seeking to create a bespoke family home.

£280,000

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Rolleston-on-Dove is a picturesque village with a thriving and active community served by an excellent range of amenities including two local pubs, Co-operative convenience store, Post Office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket club to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Situated on a generously sized corner plot, this property offers an excellent opportunity for renovation and potential extension (subject to planning permission). It is accessed via a sloped, tarmaced driveway with ample off-road parking for at least two cars. On the left-hand side, steps lead up to the front door.

Upon entering the home, you are welcomed into an entrance hallway with stairs leading to the first floor and access to the main living room. The spacious living room/diner offers ample room for both lounge furniture and a dining table, making it ideal for family living and entertaining. This triple-aspect room is adorned with large windows that fill the space with an abundance of natural light.

Adjacent to the dining area is the kitchen, which is fitted with matching base and wall units with worktops above, stainless steel sink with drainer, plumbing for a washing machine, space for a fridge freezer, and a gas cooker. An external side door provides convenient access to the rear garden.

On the first floor, the home boasts three generously sized bedrooms. The largest bedroom, situated at the front of the property, offers delightful views of the neighbouring fields, enhancing the home's semi-rural charm. The bedrooms are served by a family bathroom, complete with a shower over the bath, a low-level flush WC, and a wash hand basin.

To complete the property, the home features a sizeable rear garden enclosed by wooden panel fencing for added privacy. The garden is predominantly laid to lawn and includes a greenhouse and a wooden shed.

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: 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: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/13122024

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.



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Approximate total area⁽¹⁾

874.03 ft²

81.2 m²

(1) Excluding balconies and terraces

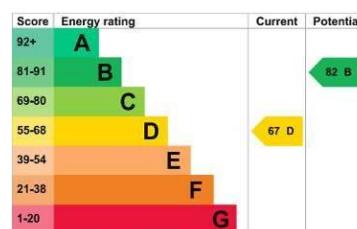


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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