

Sherholt Road

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

John 
German






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£365,000

Finished to a VERY HIGH standard throughout, is this wonderful, detached family home on Sherholt Road. Located on the ever popular Rolleston Manor, just off Station Road in the picturesque village of Rolleston-on-Dove.



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Situated in the charming village of Rolleston-on-Dove, this property offers a perfect mix of rural tranquillity and modern convenience. The village features local shops, traditional pubs including The Spread Eagle Inn and Jinnie Inn. Families benefit from well-regarded schools nearby, such as John of Rolleston Primary School, The de Ferrers Academy and many more. For commuters, Rolleston-on-Dove is well-connected, with easy access to Burton-on-Trent and major road networks leading to Derby, Nottingham and Birmingham. The area also boasts beautiful countryside walks and a variety of local events. With excellent amenities, strong schooling options, and great transport links, this is an ideal location for families and professionals alike.

The home enjoys a charming front garden with a pathway leading to the front door which opens into the entrance hallway, giving access to the rest of the ground floor living accommodation and the guest WC. To the right of the hallway, the property boasts a wonderful living room, fitted with wooden window shutters, bay window and spotlight ceiling points. To the rear of the property, we can offer a beautiful, high spec open plan kitchen/diner which includes matching wall and base units, eye level electric oven, four ring gas hob with cooker hood above, stainless steel sink and drainer, integrated fridge freezer, integrated dishwasher, space for six-seater dining table and patio doors leading to the rear garden.

Upstairs, you'll find a beautiful master bedroom with stylish Sharps fitted wardrobes and a spacious en-suite fitted with a double walk-in shower, wash hand basin and WC. The second bedroom is another generously sized double, offering a lovely view of the rear garden and the open countryside beyond. Bedroom three has been fully fitted with bespoke Sharps wardrobes, but if you'd prefer to use this space as a home office or a bedroom, some of the wardrobes could be moved into the second bedroom. The two other bedrooms share a modern family bathroom featuring a bath with mixer taps, shower enclosure, WC and wash hand basin.

To the side of the property, a private driveway offers parking for two vehicles and leads to a single garage. The garage comes equipped with power, lighting and handy loft storage, plus the added bonus of an electric car charging point. The current owners have recently landscaped the rear garden, creating a fantastic outdoor space. There's plenty of block-paved patio area, perfect for outdoor furniture, along with a neatly kept lawn and beautifully planted borders. The garden is fully enclosed with wooden fencing.

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: Fibre - 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: JGA/07032025

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.

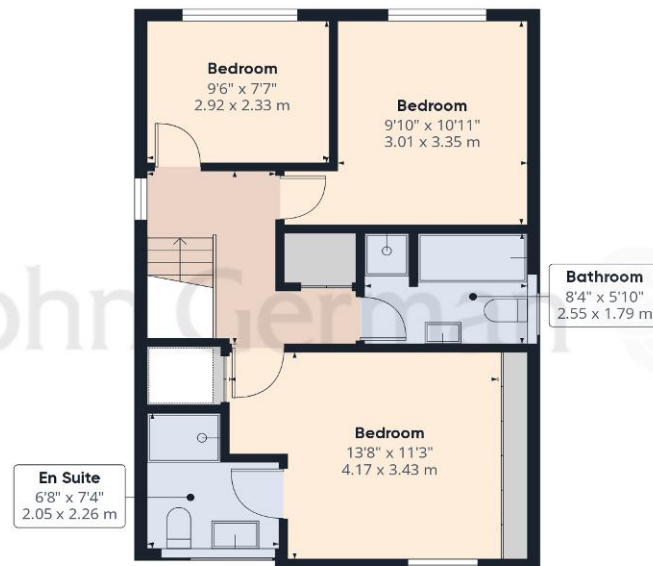
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



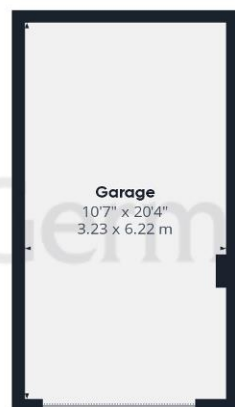




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1291.44 ft²

119.98 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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