

Beacon Road

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

John German



John German





Beacon Road

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

£280,000

Located in the sought after village of Rolleston On Dove is this beautiful, traditional semi detached home on Beacon Road.

Finished to a brilliant standard throughout and boasting wonderful countryside views to the front. A perfect option for first time buyers and young families.

Ideally located in the beautiful village of Rolleston-on-Dove with its 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.

To the front is a broad gravelled drive providing ample off-road parking with hedge screening plus very valuable rear vehicular access off Beacon Road and Knowles Hill via a service drive to a sectional single concrete garage with up and over door.

The home opens up into a spacious hallway with stairs leading to the first floor and access to the main ground floor living areas.

At the front of the home is the very pleasant lounge, with a bay window to front flooding the room with natural light and a fireplace with fitted log burner. To the rear is a dining/family room having a laminate floor and PVCu double glazed French doors opening onto an attractive decking patio and the garden. A wide opening leads to the kitchen which has a stylish range of contemporary base and wall units with granite worktops, inset sink with chrome mixer tap, inset stainless steel gas hob with matching extractor hood over and built under oven with granite splash backs, integrated dishwasher and fridge freezer. There is further space and plumbing for an automatic washing machine, worktop lighting, laminate flooring, window to side and a PVCu double glazed door opening to the garden.

To the first floor there is a landing with window to side, loft access with drop down ladder and partial boarding. Bedroom one lies to the front with a large bay window affording attractive countryside views whilst there is a second double bedroom to the rear with twin built in wardrobes and a very useful third bedroom. The sellers have recently fitted a new stylish bathroom, which is mostly tiled and features a bath tub with shower over and glass shower screen, wash hand basin and WC.

The rear garden is a lovely space to relax or entertain. Privately enclosed to the perimeter by wooden fencing with a gate leading to the front garden. Steps lead down to the garden from the decked area which is mainly laid to lawn with planted borders.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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 C

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

Our Ref: JGA/08042025

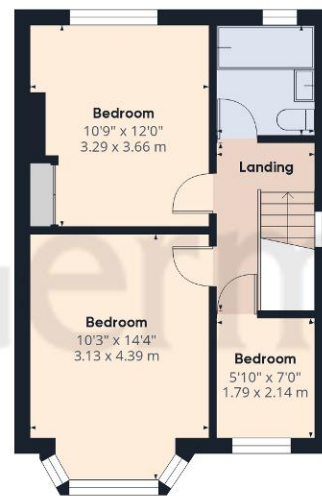
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



Floor 1

Approximate total area⁽¹⁾

821.28 ft²
76.3 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.

GIRAFFE360



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.

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		86 B
69-80	C		
55-68	D	64 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

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



