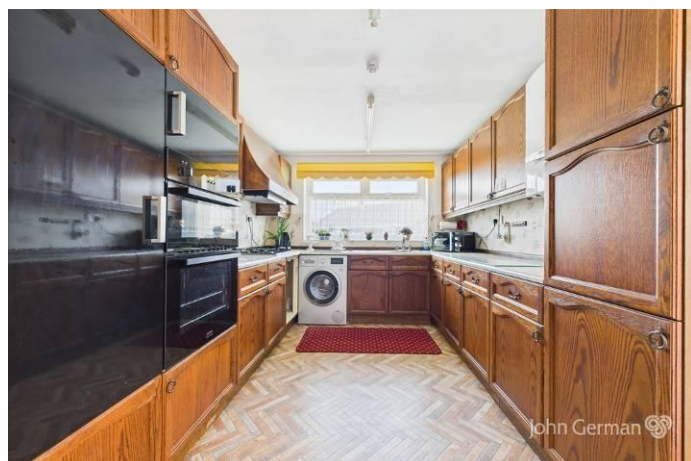


# Walford Road

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



Offered for sale with NO ONWARD CHAIN is this semi-detached family home in the sought-after village of Rolleston on Dove. Presenting as a fantastic opportunity for those looking to modernise and create their very own family home.

£265,000

John German

Nestled in the heart of Rolleston-on-Dove, this semi-detached family home is just a short walk from local shops, pubs, sports clubs, and community facilities catering to all ages. Well-regarded schools are nearby, and excellent rail links from Burton and Tutbury connect to London and beyond. The Peak District, National Forest, and other major attractions are also within easy reach.

The home is approached from the road and enjoys a driveway to the side of the property which leads all the way to the detached garage, providing plenty of off-road parking. The garage can be accessed by either up and over doors to the front or an external side door, from the garden. There is a separate outhouse to the back of the garage, which is mainly used for storage.

As you enter the home, you are greeted by a sizeable hallway, which has stairs leading to the first-floor landing and gives access to the main living space and downstairs w/c. The ground floor has been extended to both front and rear and is a fantastic space to relax or entertain. The living room features a fireplace and sliding doors which lead out to the rear garden.

Sat adjacent to the living room is the fitted kitchen. The kitchen features matching wall and base units with worktops over, eye level oven, four ring gas hob with cooker hood above, built-in fridge and freezer, plumbing for washing machine, sink and drainer and an external door leading to the driveway to the side of the home.

To the first-floor landing, this property boasts three generous sized bedrooms, two of which could comfortably fit a double bed. The master bedroom and second bedroom have built in sliding wardrobes. All the bedrooms share a shower room which features a shower enclosure, wash hand basin and w/c.

The rear garden is a true delight. Not particularly overlooked by neighbouring properties, enclosed to the perimeter by wooden fencing. The garden has a patio space for outdoor furniture alongside a further lawned area with mature shrubs and 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:** 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15052025

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 1<sup>st</sup> 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.

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area<sup>®</sup> 1179 ft<sup>2</sup> 109.6 m<sup>2</sup></div>
 <p>Ground Floor Building 2</p>	<div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>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.</div> <div>GIRAFFE360</div>	

(1) Excluding balconies and terraces

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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.

AWAITING EPC MEDIA



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