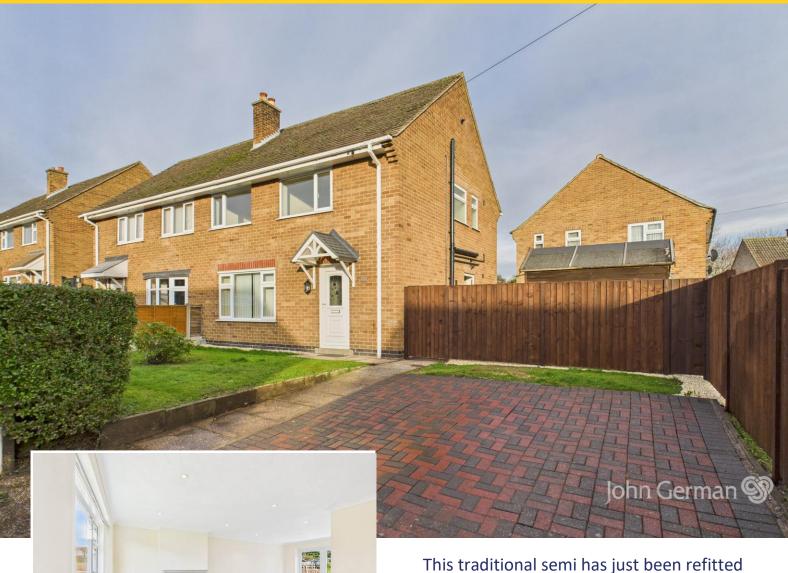
New Road

Coton-in-the-Elms, Swadlincote, DE12 8ET







This traditional semi has just been refitted creating a stunning village home with a spacious lounge/diner, new kitchen with integrated appliances, new bathroom, the master bedroom has a new ensuite alongside two further bedrooms, generous gardens and drive. Potential to extend, subject to planning permission.

NO UPWARD CHAIN

£250,000



This fantastic home has just been renovated and is ready for its new owner who will enjoy a brand new kitchen, new bathroom and the luxury of a new ensuite to the master bedroom. It has the benefit of recently installed gas central heating making a cosy home in the winter months. Freshly decorated throughout including new flooring, it would be ideal as a first home, family home or for those seeking a property to downsize to. It also offers the potential to extend further, subject to the relevant planning permissions.

Set in the pretty National Forest village of Coton in the Elms with pubs, primary schools, picturesque countryside walks also being well placed for Burton on Trent, Lichfield and Tamworth.

The front door opens into a welcoming hall with stairs and doors leading off. There is a new guest WC with wash basin.

The lounge/diner is a light and airy dual aspect room offering plenty space to relax with a fireplace, window to front and French doors to the rear gardens.

The kitchen is the highlight of the ground floor that has been refitted with a range of units, new oven, hob and dishwasher, a tiled floor, spot lights, window to rear and door to side.

To the first floor the landing has a window to the side and doors off to three good bedrooms. The master is a generous double with the luxury of its own new ensuite, bedroom two is also a double and bedroom three offers a fab kids room with storage and views to front. The family bathroom has been newly fitted with a three piece suite and a towel rail/radiator.

The side gardens are laid to lawn with a surrounding hedge, a timber shed along with a low maintenance rear garden.

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

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: South Derbyshire District Council / Tax Band A Useful Websites: www.gov.uk/government/organisations/environment-

agency

Our Ref: JGA/21112025

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.





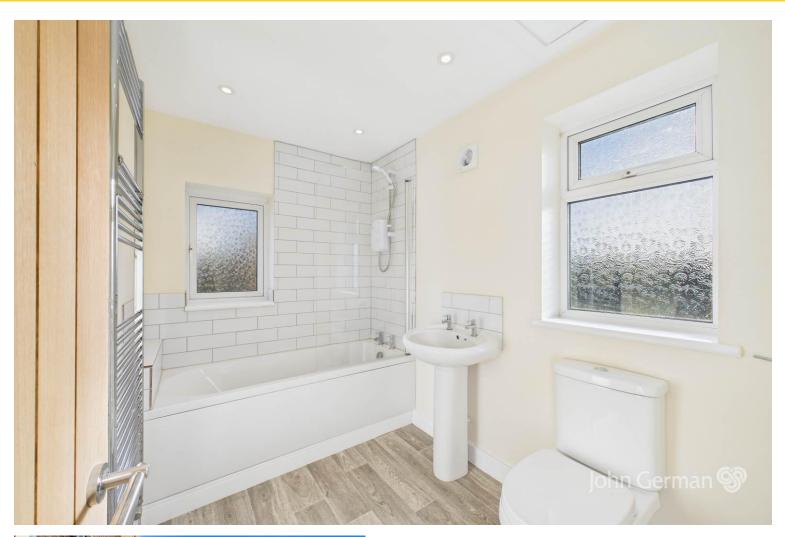








John German 🧐





Agents' Notes

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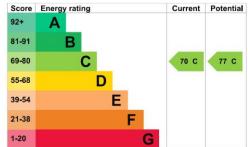
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

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.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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