



£180,000

1 Bedroom Coach House for sale

2 LILLY COURT, BLUEBELL WAY, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this modern Coach House Apartment above a garage with a private rear garden and views over open fields!



Key Features

- Modern Coach House Apartment
- Views Over Open Fields
- Spacious Garden
- Popular Village Location
- Kitchen With Integrated Oven, Hob, Fridge/Freezer & Washing Machine
- Double Bedroom With Fitted Wardrobes
- Garage & Garden Store
- Allocated Parking Space + Visitor Parking
- Call 24/7 Or Book Via Our EweMove Website
- EPC Rating B



Welcome to this modern apartment located on a sought after development in the village of Tutbury. Ideal for first-time buyers and investors alike. With an open-plan kitchen/living room with integrated appliances and a handy breakfast bar, a modern bathroom with a bath with shower over and a double bedroom with wood panelling and fitted wardrobes with sliding mirrored doors.

The open-plan layout creates an inviting space that is perfect for relaxation or entertainment.

The apartment sits above a row of garages, one of which belongs to the apartment, providing access to the private rear garden with open countryside views. There is also an allocated parking space, as well as additional guest parking.

Tutbury itself is a haven of amenities, from boutique shops to quaint cafes, all nestled along the picturesque High Street. Historical intrigue awaits at Tutbury Castle and the village museum.

Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton-on-Trent provides excellent shopping and leisure facilities.

The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton-on-Trent.

The property benefits from an EPC rating of 'B', making it very energy-efficient. The property falls under Council tax band 'A', making it economical too.



ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Garage & Allocated parking

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Conservation Area: No.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

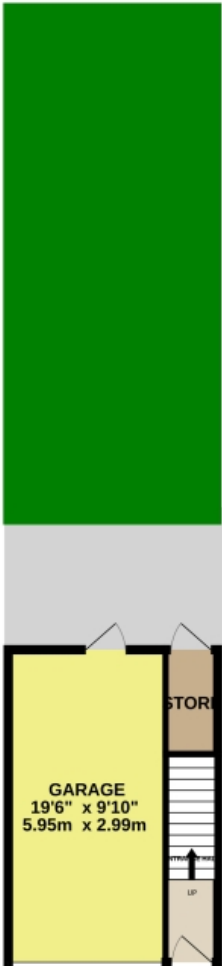
EPC rating: B.

Council Tax rating: A.

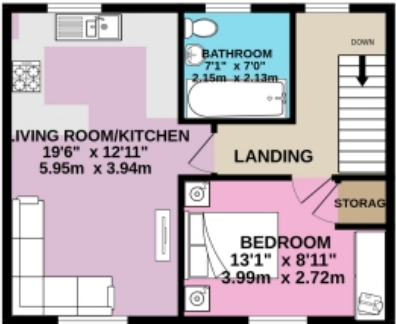
We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

Floorplans

GROUND FLOOR
295 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



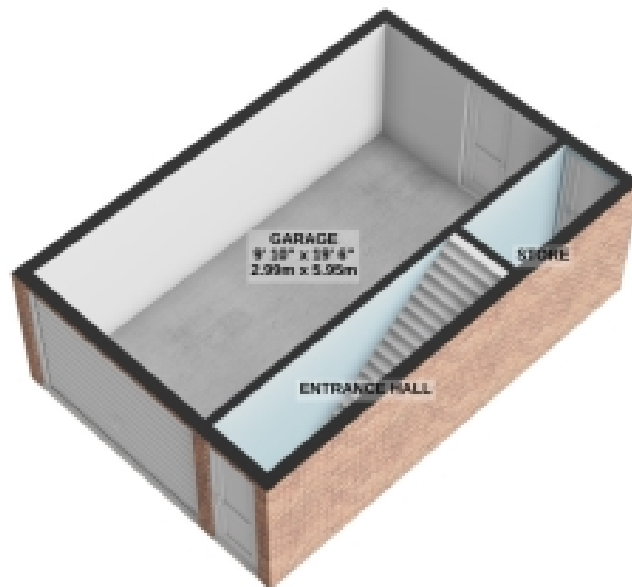
TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans

GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by Ewemove Barton-under-Needwood

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