



92 Excelsior Drive
Woodville, Derbyshire DE11 8DW
Offers in excess of £225,000

lizmilson
properties 

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Offered for sale by **** LIZ MILSOM PROPERTIES **** Take A Look at this Cracking Corner SEMI-DETACHED HOME. An ideal first buy, this modern THREE BEDROOM house offers spacious accommodation that includes a large dual aspect Lounge, separate Kitchen/Diner and guest Cloakroom to the ground floor, with the three Bedrooms, and family Bathroom to the first floor. The property also has an enclosed rear garden and OFF ROAD PARKING along with single GARAGE. EPC Rating "C"/Council Tax Band " B" - HURRY TO VIEW - Call Today

- Pleasantly Situated Semi-Detached House
- Fitted Kitchen/Diner
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Single Garage
- Great Sized Lounge
- Guest Cloaks/WC
- Family Bathroom
- OFF ROAD PARKING
- HURRY TO VIEW - NOT TO BE MISSED



Location

Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Station Road is a popular residential area located off the High Street, being handy for all the local amenities. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Infant & Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles away.

The Well Presented Accommodation

Ground Floor - Overview

The property is approached via a slabbed pathway which leads directly to the front entrance door. The Reception Hallway benefits from being a spacious area with all ground floor accommodation leading off, tiled flooring, centre light point, radiator and stairs to the First Floor and Landing. The downstairs cloaks is fitted with a two piece white suite, having PVCu double glazed opaque window to the front elevation, radiator, centre light point and tiled flooring. The Fitted Kitchen benefits from having a range of white wall and floor mounted units. PVCu double glazed window and door overlooking the rear garden and patio area - stainless steel sink unit with mixer tap over - included in the sale is the gas hob, oven and extractor fan. There is space for a fridge freezer and plumbing for an automatic washing machine. Tiling to flooring, centre light point and radiator. This room can accommodate a dining table ideal for entertaining. Situated along the Reception Hallway is the spacious Lounge with dual aspect PVCu double glazed window overlooking the front elevation and PVCu French doors leading out to the rear garden. Having carpeted flooring, TV point, two centre light points and radiator.

First Floor- Overview

The first floor accommodation leads directly off the landing area with the main Bedroom being situated overlooking the front elevation. Having TV aerial point, carpet to flooring, centre light point, radiator and double integral wardrobes. Bedroom two is overlooking the rear elevation with carpet to flooring, centre light point and radiator - a good sized DOUBLE Bedroom. The third and final Bedroom is again of a

good size with PVCu window overlooking the rear elevation, laminate style flooring, centre light point, radiator and TV point. The Family Bathroom has a PVCu opaque double glazed window overlooking the front elevation and a three piece white suite consisting of panelled bath with mains shower over, tiling to walls, pedestal wash hand basin, low level WC, vinyl flooring, towel heater and centre light point.

Entrance Hall

8'10 x 7'11 (2.69m x 2.41m)

Spacious Lounge

17'10 x 10'1 (5.44m x 3.07m)

Kitchen/Diner

15'11 x 13'8 (4.85m x 4.17m)

Guest Cloaks

5'2 x 4'8 (1.57m x 1.42m)

Master Bedroom

17'9 x 9'4 (5.41m x 2.84m)

Bedroom Two

11'7 x 9'- (3.53m x 2.74m-)

Bedroom Three

7'10 x 6'10 (2.39m x 2.08m)

Family Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Outside - Overview

The property is approached via a small foregarden with slabbed pathway which leads to the front entrance door. To the side of the property sit the OFF ROAD PARKING along with the Single GARAGE - having up and over door, light and power with side service door leading through to the rear garden and patio area.

The rear garden is fully enclosed with fenced panelled boundaries, lawn area and patio ideal for Summer entertaining. The rear garden can also be accessed from the property via French doors leading from both the Lounge and Kitchen/Diner areas.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process,

with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Directions

For SatNav purposes please follow DE11 8DW

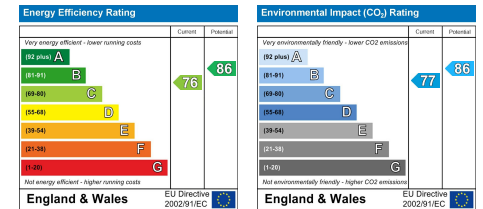
GROUND FLOOR



1ST FLOOR



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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COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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