



9 Suffolk Way
Church Gresley, DE11 9GL
£150,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this **VERY STYLISH** attractively presented modern Townhouse with **OPEN PLAN** living and **PARKING**. Pleasantly located on this ever popular development with local Doctors, convenience store & excellent road links to the M42, A444 leading to Burton on Trent, Tamworth and the M1. EPC Rating "C"/Council Tax Band "A" - Hurry to view, call the Award winning Agents, **LIZ MILSOM PROPERTIES - OPEN TILL LATE WEEKDAYS.....**

- Stylish End Townhouse
- Two Bedrooms
- **NO UPWARD CHAIN!!!**
- Ground Floor Cloaks & Bathroom
- Great location with excellent roadlinks
- Allocated Parking
- GCH & Double Glazing
- Open Plan Lounge/Kitchen
- **NEWLY FITTED CARPETS**
- Viewing highly recommended



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area. Church Gresley is well-served within this estate, within easy walking distance of the property is a Sainsbury's Local, Gresleydale Doctors Surgery/pharmacy together with being just a short travelling distance away from Swadlincote town centre. The property is pleasantly located set well back from the road and is strategically located for commuting to the nearby centres of Ashby de la Zouch, Tamworth and Burton on Trent along with the easy access to the A42/M42, A38, A444 and A50 leading to the more major cities of Birmingham, Nottingham and the M1 conurbation.

Overview

Welcome to 9 Suffolk Way, a charming two-bedroom end townhouse nestled in the heart of Church Gresley. This delightful home boasts convenience with its proximity to essential amenities such as doctors, shops, and excellent road links.

Approaching the property, you are greeted by a pathway leading to the front entrance, . Stepping inside, you are welcomed into an inviting entrance hallway. To the left, a convenient guest cloakroom awaits, featuring a wash hand basin, low-level WC, radiator, and housing the fuse box for added practicality.

Continuing through the hallway, you enter the open plan Lounge Diner/Kitchen area, a versatile space that seamlessly combines relaxation and culinary pursuits. Newly fitted carpet graces the lounge and dining area, offering a cosy ambiance, while large windows to the front and side elevation flood the space with natural light. The kitchen area features laminate flooring, a stainless steel sink and drainer, plumbing for appliances, an oven, gas hob with extractor, and ample storage, making it a functional and stylish hub for cooking endeavours.

Ascending the stairs, you'll find two well-appointed bedrooms awaiting on the first floor. The master

bedroom, a comfortable double, features plush carpeted flooring, a Juliet balcony offering charming views, a central light point, and a convenient storage cupboard. The second bedroom, a cosy single, boasts carpeted flooring, a window to the front elevation, central light point, and radiator, providing a tranquil retreat.

Completing the first floor is the contemporary shower room, comprising a three-piece suite including a shower cubicle, low-level WC, wash hand basin, and vinyl flooring, offering both style and functionality for daily routines.

Externally, while there are no management fees or rear garden, the property benefits from one allocated parking space, ensuring hassle-free parking for residents, along with an additional visitor parking space.

In summary, 9 Suffolk Way presents a fantastic opportunity to acquire a modern and conveniently located home, offering comfortable living spaces, practical amenities, and easy access to local conveniences.

Guest WC

Open Plan Lounge Dining Kitchen

16'7 max x 16'7 max (5.05m max x 5.05m max)

Bedroom

13'0 x 8'7 (3.96m x 2.62m)

Bedroom

7'9 x 6'8 (2.36m x 2.03m)

Shower Room

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 with

COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

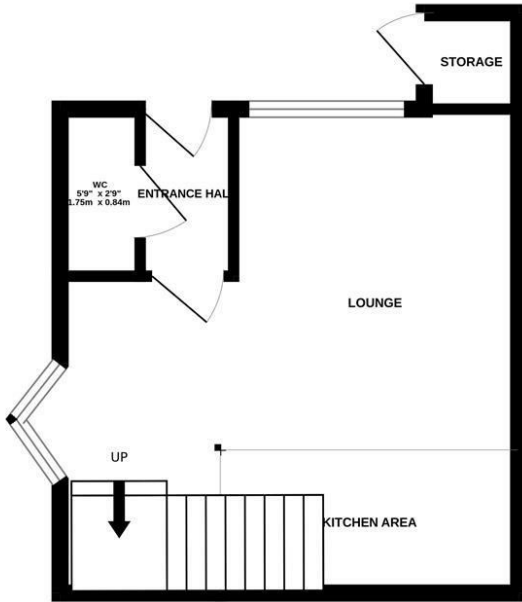
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



Directions

For SatNav purposes follow DE11 9GP

GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

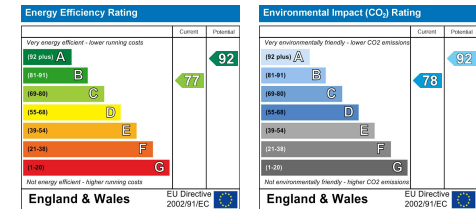


1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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COUNCIL TAX

Band: A

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

