



**37 Hartshorne Road**  
**Woodville, DE11 7HZ**  
**£230,000**

**lizmilsom**  
**properties** 

## 37 Hartshorne Road, Woodville, DE11 7HZ

Located on the desirable Hartshorne Road in Woodville, DE11 7HZ, this charming semi-detached house is a true gem waiting to be discovered. One of the standout features of this property is the ample off-road parking available for up to three vehicles, making it perfect for those with multiple cars or visitors. The delightful long garden and plot provide a generous outdoor space, ideal for relaxing in the sunshine or hosting summer gatherings with friends and family. Benefiting from gas central heating and double glazing throughout, this home offers comfort and efficiency all year round. The Reception hall and through lounge/diner are versatile spaces that can be adapted to suit your lifestyle and design preferences. 2 double bedrooms and generous sized single, with a refurbished shower Room. If you are looking for a property with motivated sellers, then look no further! Liz Milson Properties is delighted to present this much-improved semi-detached house to the market, offering a fantastic opportunity to own a beautiful home in a sought-after location. Don't miss out on the chance to make this property your own and create lasting memories in this wonderful space. Council Tax A - EPC rating D.

- Perfect for first time buyers, down-sizers or family!
- Much improved over the years, older 3 bedroom semi!
- Hallway, Through Lounge Diner, fitted Kitchen
- Refurbished well equipped Shower Room.
- Council Tax A - EPC rating D
- Occupying a generous plot with ample parking
- Delightful long rear garden perfect for families & alfresco dining
- 3 bedrooms - Two double bedrooms and generous sized single.
- Motivated sellers!!
- Early Viewing highly recommended call us now!!



## 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, A514 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Hartshorne Road is a popular established residential area, 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.

## Overview - The well presented accommodation

As you step into the property, you are greeted by a welcoming Reception Hallway that leads to a spacious Lounge/Diner, creating an excellent family space for relaxation and entertainment. The patio doors in the Lounge/Diner open up to the beautiful long rear garden, providing the perfect setting for alfresco dining and outdoor enjoyment.

The property features a fitted galleried style Kitchen, ideal for whipping up delicious meals for your loved ones. Upstairs, you will find two double bedrooms with fitted wardrobes, a generous single bedroom, and a convenient first-floor shower room.

## Ground floor

### Reception hall

6'0" x 14'9" (1.83 x 4.5)

### Spacious Lounge/Dining Room

12'11" reducing to 11'11" x 23'5" (3.95 reducing to 3.64 x 7.16)

### Fitted kitchen

8'7" x 6'11" (2.63 x 2.12)

## First floor

### Double Bedroom One

10'11" x 11'10" incl wardrobes (3.33m x 3.61m incl wardrobes )

### Double Bedroom Two

12'0" x 11'10" (3.67 x 3.63)

### Bedroom 3

7'1" x 7'11" (2.18 x 2.43)

### First floor Shower room

7'0" x 5'10" (2.14 x 1.79)

## 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.

## 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

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## 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

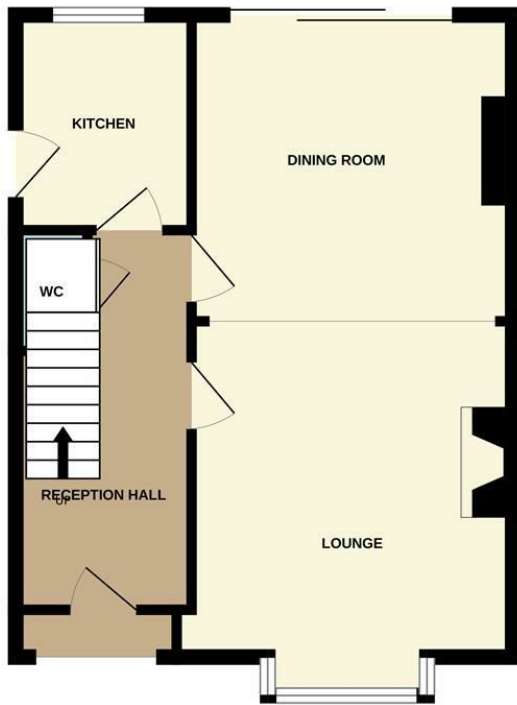
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/MAC/18.05.2024/1 DRAFT

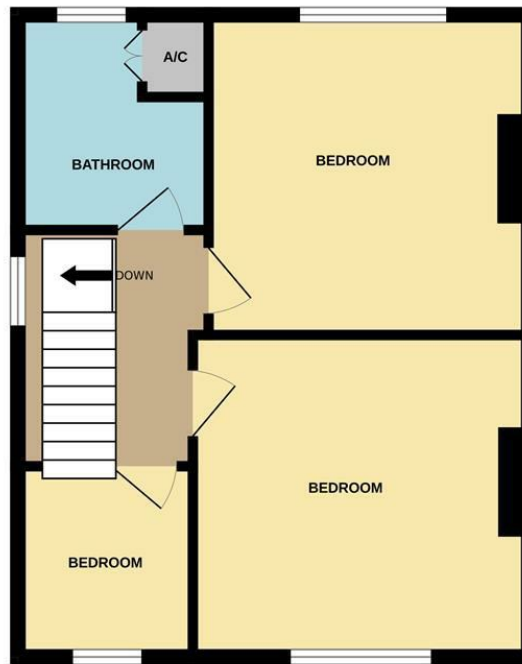




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

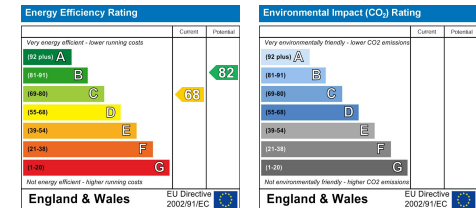


TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

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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## Directions

For Sat Nav Purposes use the postcode DE11 7HZ  
The property is best approached by travelling from our office in Dinmore Grange, Hartshorne, turning right onto the A514 into Woodville Road, Hartshorne, proceed for some distance which then runs into the continuation of Hartshorne Road, Woodville, where the subject property is situated on the right hand side clearly denoted by our red distinctive For Sale board.



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

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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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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.

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