



**6 The Rookery (Off Princess Close)**  
**Woodville, DE11 7HX**  
**£160,000**

## 6 The Rookery (Off Princess Close), Woodville, DE11 7HX

CHECKOUT this UNIQUE 3 bedroom COTTAGE ..... Packed full of surprises & offered with NO UPWARD CHAIN!, this property is ideal for young families and anyone looking for great living space with a Shower Room and Bathroom, offering GREAT VALUE FOR MONEY. Having been upgraded over the years, the well equipped accommodation briefly comprises: entrance hallway, splendid modern fitted breakfast kitchen, ground floor bathroom and finally a spacious Lounge/diner complete the ground floor. Upstairs there are three well portioned bedrooms and first floor shower room. Externally there is off road parking, low maintenance front and rear gardens. So handy for the local primary school, amenities with excellent road links to the M42, A511, A514 leading to the towns of Burton on Trent, Ashby-de-la Zouch, Derby. EPC rating C - Council Tax Band A. EARLY INTERNAL VIEWING is HIGHLY RECOMMENDED - Call LIZ MILSOM PROPERTIES - OPEN late, Thursdays till 8pm

- Offered with NO UPWARD CHAIN!
- Located in the heart of Woodville
- Entrance Hall, Splendid Breakfast Kitchen
- 3 well proportioned Bedrooms & Shower Room
- Off road parking. Excellent road links to M42
- Check out this UNIQUE 3bedroom COTTAGE
- Modern well equipped accommodation
- Spacious Living Room, Ground floor Bathroom
- Low maintenance private front and rear gardens
- Early viewing highly recommended!!



## 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. Woodville itself has excellent local amenities including Doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. Schools both primary and secondary are within walking distance, so ideal for young family.

## The well presented accommodation:

Benefits from gas central heating (boiler being located in the Breakfast Kitchen) and double glazing throughout . The property has also undergone improvements with regards to the external insulation of the property.

## Front entrance and hallway

5'8" x 7'3" (1.73 x 2.21)

Double glazed entrance door proving access to the Entrance lobby area with tiled floor, perfect for additional storage access to the ground floor bathroom and fitted Breakfast Kitchen.

## Splendid fitted Breakfast kitchen

16'4" x 17'0" x 6'6" x 8'6" (5'52 x 2'27)

Door leading from the hall opens into the splendid fitted Breakfast Kitchen having an extensive range of high gloss wall and floor mounted black mounted units on a black and white theme, with ample work surface areas and inset sink with mixer tap over. and attractive part tiling to walls. There are integrated appliances which include: dishwasher, induction 4 ring electric hob with extractor hood and oven, additional space for further appliances, practical tiled floor. The Combination Baxi gas boiler is situated in this room and is located in a carefully concealed high gloss matching cupboard. This room enjoys plenty of natural light from the two windows overlooking the front aspect, there is a dining area, with fitted tall wall radiator. Access to the Hall and Living room.

## Ground floor family bathroom

7'11" x 6'0" (2.43 x 1.85)

With three piece white suite comprising of a contemporary bath, wash hand basin with storage cupboard beneath and low level WC. Fully tiled walls and floor and opaque window to front aspect.

## Spacious Living Room

11'3" x 24'0" (3.45 x 7.34)

A great sized room, ideal for families, having a feature chimney breast with fitted modern contemporary electric fire, TV aerial point and large picture windows providing

plenty of natural light overlooking the rear patio and French doors provide access to the decked patio area., tiled floor.

## Inner lobby with stairs off

6'1" x 4'8" (1.87 x 1.43)

Accessed from the Living Room with stairs leading to the first floor with ample space for storage.

## First floor and landing

Carpeted passaged landing with all accommodation leading off.

## Main double bedroom

11'4" x 12'0" (3.47 x 3.68)

The main bedroom is located at the end of the landing, having an excellent range of fitted wardrobes, running the length of one wall ideal for storage, laminate flooring and window overlooking the rear aspect

## Double Bedroom (rear)

11'10" x 8'0" (3.62 x 2.45)

This room is the first double bedroom on the landing after coming up the stairs and is currently used as an office by the present owner with laminate flooring and window over the rear aspect.

## Generous sized Bedroom

11'11" x 7'4" (3.65 x 2.24)

Completing the bedrooms is the third, which is located to the front of the property with useful storage unit with wood panelling to walls, radiator and window overlooking the front aspect.

## Refurbished modern first floor Shower Room

7'11" x 6'0" (2.43 x 1.85)

Completing the first floor accommodation is the refurbished shower room with three piece suite comprising of wide shower cubicle, pedestal wash hand basin and low level WC. Attractive tiling to walls

## Outside

The property is located down a private drive which then leads to this property which is set well back from the main Princess Close road, where there is off road parking for one vehicle. A timber green coloured gate leads to the front of the property with an attractive decked courtyard with raised flower containers, this provides a private seating area and leads to the entrance of the property. Panelled fenced boundaries.

Gated side pedestrian access leads to the rear of the property with a further decked patio area perfect for entertaining with a further patio area with a large storage unit. External lighting and panelled fenced boundaries.

## 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

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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

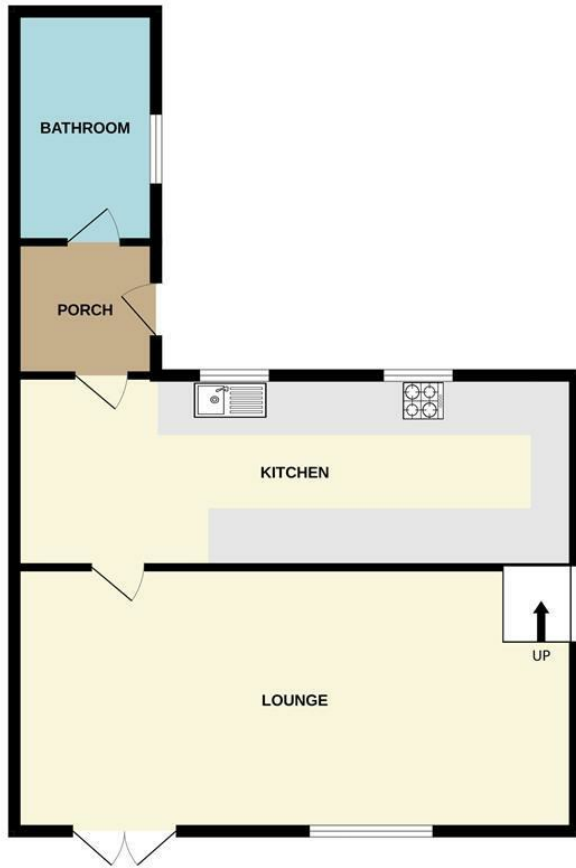
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/MAC/18.07/2024/1 DRAFT



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.

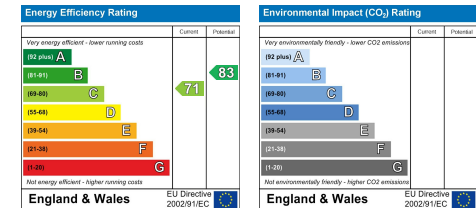


TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

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

The property is best approached by travelling from our office in Hartshorne along Woodville Road which then becomes Hartshorne Road (A514). On reaching the roundabout, take the first exit left and proceed into (A511) High Street, Woodville and continue for some distance, on passing the parade of shops on the right, turn right into Princess Close, the property is situated via a shared driveway, open the metal gate walk down the drive and bear right where you will see the timber gate marked 6 The Rookery proceed through to the entrance where the seller will meet you at the door. Please note that the subject property does not have one of our distinctive red 'For Sale' board. For SAT NAV PURPOSES use: DE11 7HX



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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

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## 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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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