



26 Falcon Way
Woodville, Derbyshire DE11 7QT
Reduced to £187,950

lizmilsom
properties 

26 Falcon Way, Woodville, Derbyshire DE11 7QT

LIZ MILSOM PROPERTIES, the award winning Agent is delighted to offer ... THIS READY TO MOVE INTO, modern, SEMI-DETACHED FAMILY HOME benefiting from PVCu double glazing, gas central heating, CARPORT & OFF ROAD PARKING. AN IDEAL STARTER HOME, BTL investment or suitable for a young family. fitted kitchen, living room, CONSERVATORY two good sized bedrooms, family bathroom and pleasant gardens. EPC rating C and Council Tax Band A - MOTIVATED SELLERS HURRY TO VIEW CALL 01283 219336 TODAY!!

- Ideal First Time Buy or BTL
- Smart Off Road Parking & Carport
- Excellent road links M42
- Superb sized Conservatory
- Schools close by excellent amenities
- Well equipped 2 bed semi
- VIEW EARLY - Motivated sellers
- Fitted Kitchen with appliances
- Living Room, family bathroom
- To view: Call LIZ MILSOM PROPERTIES



Location

Woodville is a village and civil parish just outside of Swadlincote in South Derbyshire. The centre of the village, known as the Tollgate, is a busy traffic island on the A511. Amenities in the village include shops, village post office, 24 hours petrol station, Scout group, infant school, Church of England junior school & several eateries. More comprehensive shopping facilities are available in Swadlincote, or Ashby-de-la-Zouch. The property is within commuting distance of the M42/M1 motorway network providing easy access to the cities of Leicester, Derby, Nottingham and Birmingham and also within easy reach of Nottingham East Midlands and Birmingham Airports. Woodville itself has excellent local amenities including a 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 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 travelling distance.

The well presented Accommodation in more detail:

Front facing Lounge

12'12 x 12'3 (3.66m x 3.73m)

Front entrance door leading into the Lounge with double glazed window to the front elevation, practical laminate flooring, radiator, TV aerial point, door to Kitchen and stairs leading off to the first floor.

Splendid fitted Kitchen

12'8 x 8'10 (3.86m x 2.69m)

Having an excellent range of wall and floor mounted high gloss units, ample rolled edge work surface areas and inset stainless steel sink unit with mixer tap over. Included in the sale is the Bosch integrated electric double oven, Bosch electric four ring hob and extractor hood over. Plumbing for automatic washer, plumbing for Slimline dishwasher, space for fridge-freezer, laminate style flooring, two ceiling light points, radiator, double glazed window to the rear elevation and doors to the Lounge and Conservatory. The wall mounted Worcester gas boiler is carefully concealed via a matching door front.

Fabulous sized Conservatory

9'10 x 8'1 internal measurements (3.00m x 2.46m internal measurements)

Being of a generous size with brick built base, double glazed windows, radiator and double doors leading to the rear garden. This room is perfect to provide additional space which can be used to suit the buyers needs.

First Floor and Landing

Carpeted stairs lead to the first floor and landing, with window to side elevation and door to airing cupboard.

Bedroom One

9'12 x 8'8 (2.74m x 2.64m)

A great sized double bedroom located to the front of the property, with built-in double wardrobe, large storage cupboard, two double glazed windows to the front elevation, radiator, fitted carpet and ceiling light point.

Bedroom Two

8'6 x 6'5 (2.59m x 1.96m)

With built in wardrobe, radiator, ceiling light point and double glazed window overlooking the rear garden.

Refurbished Family Bathroom

5'7 x 5'5 (1.70m x 1.65m)

Having a modern three piece white suite comprising of panelled bath with chrome fittings, pedestal wash hand basin and low level WC. Radiator, tiled effect vinyl flooring, part tiling to walls, ceiling light point and double glazed window to the rear elevation.

Outside - Smart off road parking

The property is set back from the behind a block paved driveway providing AMPLE DOUBLE WIDTH PARKING which leads to the;

Generous sized Carport/Garage

8'0" x 19'8" (2.45 x 6.0)

With metal up and over door, being of a generous size with good width and length, having power, and rear access

Landscaped Rear Garden

Being fully enclosed, mainly laid to lawn, good sized patio area which is ideal for entertaining, further decked area, garden shed and fence panelled boundaries. The large shed directly outside the rear of the garage is excluded from the sale. The hen pens will also be removed upon completion.

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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

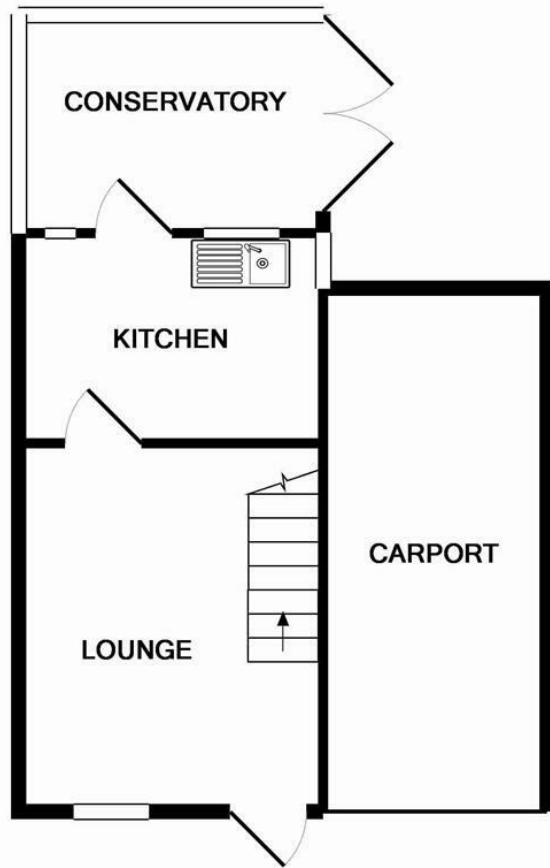
Draft details

LMPL/LMM/22.07.2024/1 DRAFT

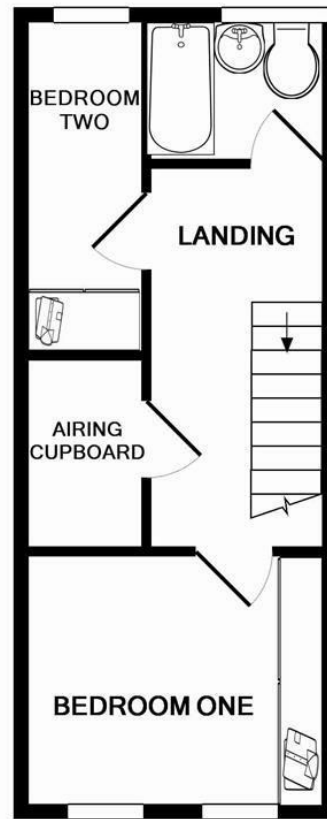
It should be noted that these are DRAFT DETAILS which are awaiting APPROVAL from the sellers. Therefore if there is anything that you would wish to check prior to visiting the property for an internal inspection, then please contact our office before making the journey, call 01283 219336 or email: sales@lizmilsomproperties.co.uk

LMPL/LMM/23.07.2024/1 DRAFT





GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

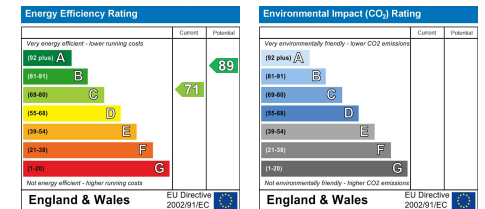
TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2014

Directions

The property is best approached by travelling out of Swadlincote town centre from Derby Road, at the 2nd set of traffic lights proceed straight ahead to Swadlincote Road. At the tollgate roundabout take the 2nd exit sign posted A514 to Derby and proceed into Hartshorne Road, Woodville. Take the 3rd right into Falcon Way, follow the road round and the subject property is situated on the right hand side clearly denoted by our distinctive red For Sale board. For SAT NAV PURPOSES - use DE11 7QT



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom

 Mortgage
Advice Bureau

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.

MAB 4202

