



8 Yew Tree Road
Swadlincote, DE11 0NL
£199,950

lizmilsom
properties 

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****LIZ MILSOM PROPERTIES**** are delighted to offer for sale, this 3 Bed semi-detached FAMILY HOME being ideal for FIRST TIME BUYERS or YOUNG FAMILIES alike. Offered with NO UP-WARD CHAIN, potential buyers should VIEW EARLY. Benefiting from PVCu double glazing, gas central heating, Kitchen diner, spacious lounge, 3 Bedrooms & family Bathroom. OFF ROAD PARKING for several vehicles and garage with a pleasant enclosed rear garden. To view this fantastic home call our FRIENDLY TEAM - OPEN 7 DAYS, OPEN TILL LATE TILL 8PM.

- 3 Bed semi detached Family Home
- Kitchen Diner
- Spacious Lounge
- Guest Wc
- Three good size bedrooms
- Family Bathroom
- Delightful Rear Garden
- Garage & Driveway
- Close to Amenities
- EPC: TBC / Council Tax : B



Location

Newhall itself has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Overview

Welcome to 8 Yew Tree Road, a charming and spacious 3-bedroom semi-detached family home situated in the desirable area of Newhall. This property offers a blend of comfort and practicality, perfect for modern family living.

Front Exterior:

The front of the property features a low-maintenance gravelled fore garden, providing a clean and tidy appearance. The tandem driveway offers ample parking space, and a secure gate leads down to the garage, which is ideal for storage and benefits from both light and power.

Ground Floor:

The property is accessed via a side door that opens directly into the generous kitchen diner. This well-appointed space boasts matching wooden floor and wall-mounted units that provide ample storage. Integrated appliances include a fridge and freezer, washing machine, oven with a 4-ring hob, extractor hood, and a drainer sink. The kitchen also features tiled flooring, a radiator, and a window overlooking the front aspect, creating a bright and welcoming environment.

Off the kitchen is a carpeted hallway with doors leading to all ground floor accommodation and stairs to the first floor. The downstairs WC, located just off the hallway, comprises tiled flooring, a low-level WC, and a pedestal wash hand basin with a useful storage cupboard.

The spacious lounge completes the ground floor accommodation, offering a generous size with carpeted flooring, a TV point, a radiator, and a charming gas fireplace. Sliding doors provide a view of and access to the delightful rear garden.

First Floor:

Carpeted stairs lead up to the landing, which is also carpeted and provides access to all first-floor accommodation, including the insulated and boarded loft space.

Bedroom One: A generous double bedroom located at the

rear of the property, featuring two windows overlooking the rear elevation, carpeted flooring, a radiator, and fitted wardrobes for additional storage.

Bedroom Two: Another good-sized bedroom situated at the front of the property, with carpeted flooring, a radiator, and a window overlooking the front elevation.

Bedroom Three: This versatile room can serve as a single bedroom, home office, or dressing area, also located at the front of the property with a window overlooking the front elevation and carpeted flooring.

The family bathroom completes the first-floor accommodation, comprising a three-piece suite that includes a panelled bath with a shower over, a low-level WC, and a closed-closet wash hand basin, along with a window to the side elevation.

Rear Garden:

The large, low-maintenance rear garden is mainly patio, providing ideal seating areas, with a lawned section and secure boundaries, perfect for outdoor activities and relaxation.

This fantastic home is offered with the benefit of no upward chain, making it an attractive option for those looking to move quickly. Don't miss the opportunity to make 8 Yew Tree Road your new family home.

Kitchen Diner

14'6" x 8'11" (4.43 x 2.72)

Spacious Lounge

15'0" x 13'6" (4.58 x 4.12)

Guest Cloaks / WC

5'3" x 4'10" (1.62 x 1.49)

Bedroom One

13'2" x 8'11" (4.02 x 2.72)

Bedroom Two

10'0" x 7'8" (3.07 x 2.36)

Bedroom Three

6'11" x 6'7" (2.11 x 2.03)

Family Bathroom

7'11" x 4'7" (2.42 x 1.42)

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.

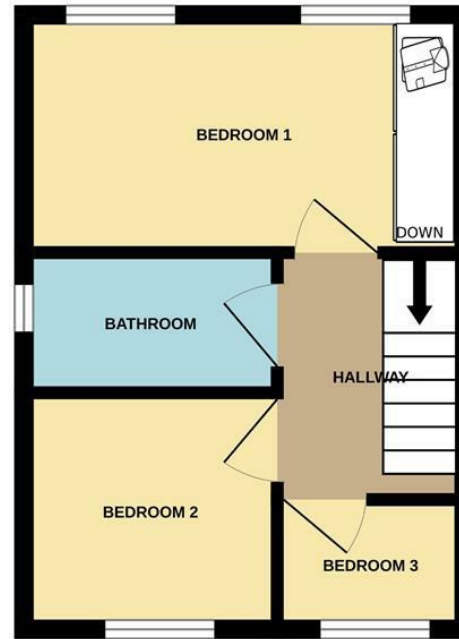
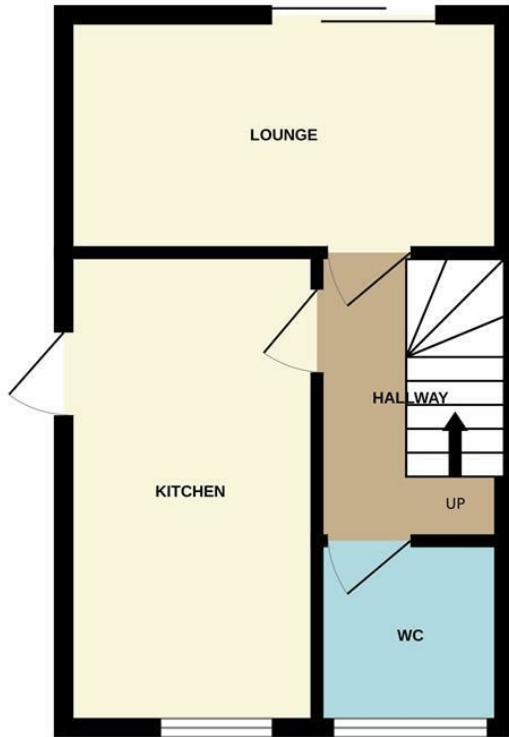


GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.

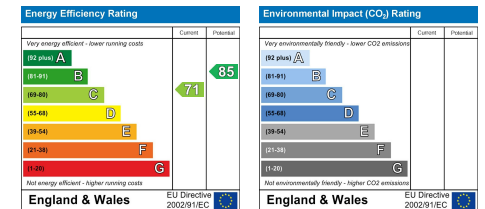
Directions

Fir Sat Nav purposes use the postcode DE11 0NL



TOTAL FLOOR AREA: 532 sq.ft. (49.4 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: B

The vendor informs us that the property is , 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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

