



11 Coach House Mews
Newhall, DE11 0LR
Offers over £210,000

lizmilsom
properties 

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*** LIZ MILSOM PROPERTIES ** are delighted to present this **READY TO MOVE INTO, CHAIN FREE** semi-detached family home, situated in a well established cul-de-sac location, being perfect for first time buyers and families alike. Offering good sized accommodation, Hall, spacious Lounge, fitted Kitchen, separate Dining room, large Conservatory. First floor there are two double bedrooms, generous 3rd and Bathroom with shower over. All newly decorated and new carpets fitted. Benefiting from gas central heating, double glazing, **GARAGE** and **OFF ROAD PARKING** with a private delightful enclosed rear garden. EPC rating D - Council Tax B. **CALL LIZ MILSOM PROPERTIES** Well worth a viewing !

- Perfect for first time buyers or families
- Offered **CHAIN FREE!**
- Detached garage and off road parking
- Fitted Kitchen with oven and hob
- Landscaped gardens. Excellent road links
- Attractive 3 bedroomed semi-detached home
- Gas central heating & double glazed
- Spacious Lounge, Dining Room, Conservatory
- Family bathroom including shower
- Early viewing highly recommended!



Location

Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks, with easy access to the M42/M1. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Schooling has never been easier within this village as Infants, Primary and Secondary are all on the same site, which makes dropping off or walking very easy catering for all age groups. The property occupies a pleasant position set back from the road on a well proportioned plot.

Overview

The property benefits from gas central heating, double glazing, newly decorated and new carpets throughout.

As you enter the property through the front entrance door with Storm canopy above, there is a Entrance hall with the stairs rising to the first floor and doors leading to the Dining room on your right and the spacious Lounge on your left.

The spacious lounge which is located to the front of the property and runs the full length of the property, is a great sized family room, having fitted gas fire, carpet, TV point, and sliding patio doors which provide plenty of light leads in to the Conservatory, which extends the living accommodation, with brick built base and French doors leading to the garden.

The separate dining room is located to the front of the property with fitted carpet and archway leading to the fitted Kitchen.

Located to the rear of the property the Kitchen has a good range of wall and floor mounted cottage style units, with integrated electric oven, gas hob and extractor hood. There is also plumbing for an automatic washer and plumbing for a dishwasher. The wall mounted combination boiler is carefully concealed behind a matching unit. Part tiled walls, ample work surface areas with inset sink and laminate flooring throughout. Double glazed door leads to the rear patio and garden.

Newly carpeted stairs lead to the first floor with all accommodation leading off.

There are three bedrooms and the well equipped family bathroom. The main double bedroom is situated to the front of the property, with TV point and newly fitted carpet. Both double bedrooms have plenty of space for free standing wardrobes if required. Bedroom two is also a double, storage

cupboard and newly fitted carpet. Bedroom three overlooks the rear garden and is a generous single.

The modern family bathroom completes the accommodation and has a P shaped bath with a mains shower over with screen, wash basin and low level WC set within a smart unit, fitted carpet.

NB - EPC rating & Installation of new boiler

Please note that since the original Energy performance Certificate was commissioned a new Combi gas fired Ideal Mini C30 has been installed at the property on the 25th November 2017

Ground floor accommodation

Entrance Hall

4'0" x 2'11" (1.24 x 0.89)

Separate Dining Room

10'2" x 7'5" (3.12 x 2.28)

Fitted Kitchen

12'2" x 7'6" (3.71 x 2.29)

Spacious Lounge

10'10" x 15'10" (3.31 x 4.83)

Splendid Conservatory

8'8" x 8'3" internal measurements (2.66 x 2.52 internal measurements)

First floor and landing

Double Bedroom

9'5" x 12'0" (2.87m x 3.66m)

Double Bedroom

11'7" x 8'5" (3.55 x 2.58)

Bedroom

7'3" x 6'6" (2.22 x 2.00)

Family Bathroom

7'2" x 5'6" (2.20 x 1.68)

Outside

Low maintenance front garden

Set back from the road, the property benefits from a low maintenance front garden with gravelled area edged with sleeper type wood. Side path leads to the front of the property with path to front door. Timber gate leads to the rear garden.

Detached garage & off road parking

An added bonus is the single garage which is adjacent to the property and is twinned with the next door garage with up and over door, and pitched roof for storage.

Delightful private enclosed rear garden

Side timber gate provides access to the delightful rear garden which comprises of a walled raised flower beds, slabbed patio area, with a further patio at the top of the garden, there is a small pond, with acer and a variety of shrubs and lawn area. There are panelled fenced boundaries and the property enjoys a high degree of privacy.

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.

LMP/LMM/MAC DRAFT 1 25/7/2024

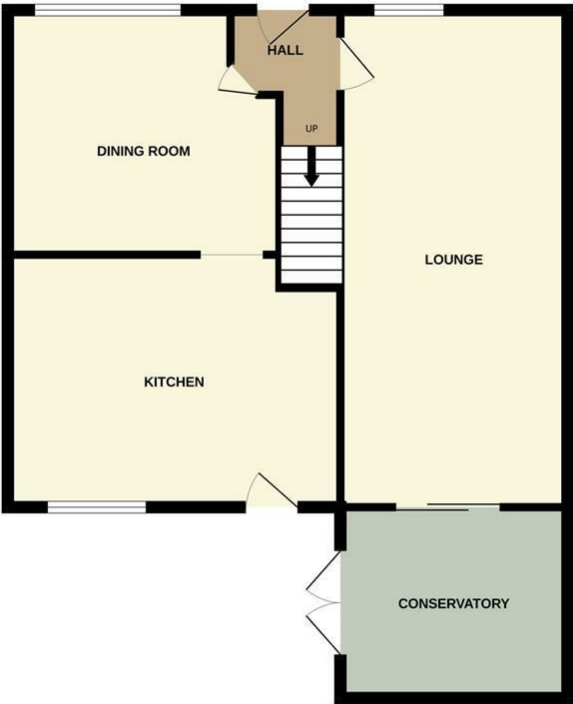


Directions

For SAT NAV purposes use DE11 0LR

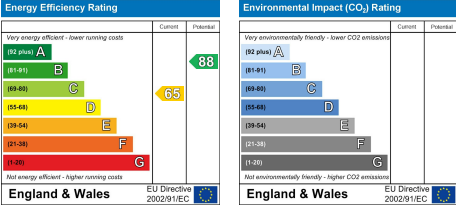
GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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 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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