



**18 Dominion Road**  
**Swadlincote, DE11 0AY**  
**£260,000**

**lizmilsom**  
**properties** 

## 18 Dominion Road, Swadlincote, DE11 0AY

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring 18 Dominion Road to the market. Situated on a generous size corner plot this fantastic home boasts great accommodation including spacious lounge, fitted dining kitchen, conservatory, ground floor family bathroom and 3 good size bedrooms. Low maintenance rear garden and fantastic off road parking. This property offers a brilliant opportunity for First time buyers or growing families alike being offered with NO UPWARD CHAIN. EPC: D / TAX BAND: B Call today to arrange a viewing on 01283 219336!

- 3 Bed Semi Detached Family Home
- Kitchen Diner
- Ground Floor Family Bathroom
- Fantastic size Rear garden
- OFFERED WITH NO UPWARD CHAIN
- Spacious Lounge
- Conservatory
- 3 Generous size bedrooms
- Situated on a generous size corner plot
- EPC: D / TAX BAND: B



## Location

Situated on a bus route providing easy access to the nearby towns of Swadlincote, Burton upon Trent and Ashby de la Zouch, on the doorstep of schools of all grades, superb recreational facilities including the Green Bank Leisure Centre, and an abundance of stores in the local market town nearby.

## The Well Presented Accommodation

### Overview

Welcome to 18 Dominion Road, a charming 3-bedroom semi-detached family home set on a generous corner plot. This property boasts a spacious driveway with room for at least five cars, alongside a practical garage for additional storage. Upon entering, the welcoming hallway leads to all ground floor accommodation, including a large, light-filled lounge at the front, featuring elegant LVT flooring, a cozy gas fireplace, and both central and wall lighting.

The family bathroom is conveniently located downstairs and offers a white three-piece suite with a shower over the bathtub, a low-level WC, and a closed closet wash hand basin. Tiled walls and flooring, as well as a heated towel rail and frosted glass window.

The kitchen diner is well-sized, offering ample storage through wall and floor units, plus space and plumbing for appliances. It includes a stainless steel sink, an electric oven with a gas hob and electric extractor over, and additional storage within the under-stairs cupboards. From the kitchen there is access to the bright conservatory with tiled flooring, which leads out to the rear garden via sliding doors.

Upstairs, the property has three generously-sized bedrooms. The master bedroom spans the full width of the house and features fitted wardrobes. Bedroom two is a large double room located at the rear, and bedroom three is a versatile single room, perfect for a home office or dressing room. Additionally, there is a convenient upstairs WC with a wash hand basin.

The rear garden is impressively sized and low-maintenance, offering a patio area with steps down to a

graveled section, all within secure fenced boundaries. A side gate provides easy access to the front of the property.

18 Dominion Road is an ideal family home, blending comfort, convenience, and generous outdoor space.

### Fitted Kitchen

11'9 x 10'3 (3.58m x 3.12m)

### Spacious Lounge

15'8 x 9'11 (4.78m x 3.02m)

### Family Bathroom

### Conservatory

14'0" x 8'5" (4.27 x 2.59)

### Bedroom

15'9 x 9'11 (4.80m x 3.02m )

### Bedroom

15'0 x 7'8 (4.57m x 2.34m )

### Bedroom

8'10 x 7'8 (2.69m x 2.34m)

### Garage

16'0 x 7'10 (4.88m x 2.39m)

## 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.

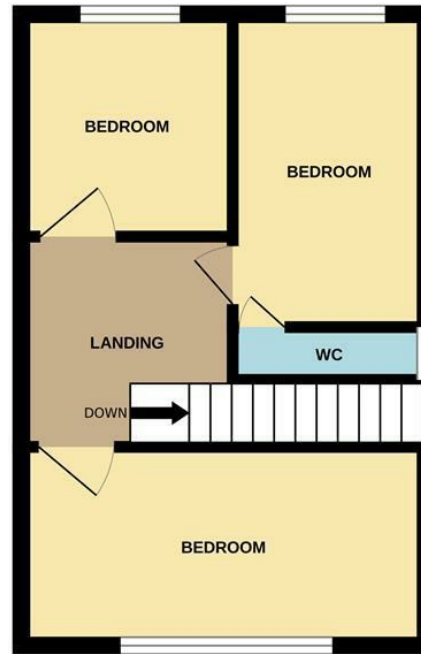
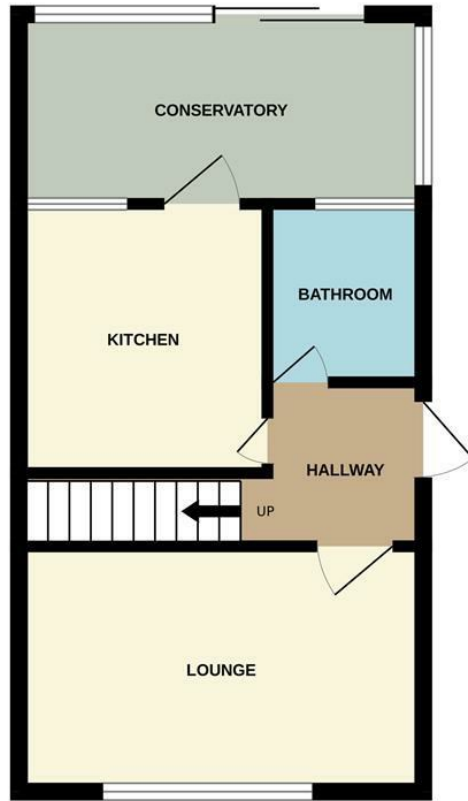
### Disclaimer

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.

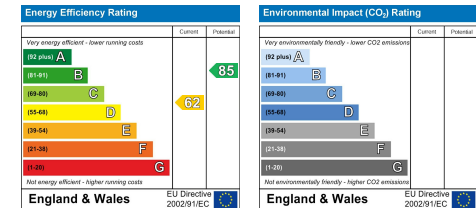


## Directions

For Sat Nav purposes use the postcode DE11 0AY



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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