



**3 Bretby Road**  
**Newhall, DE11 0LH**  
**£169,950**

**lizmilsom**  
**properties** 



### 3 Bretby Road, Newhall, DE11 0LH

\*\*\* LIZ MILSOM PROPERTIES \*\*\* are delighted to offer for sale this UPGRADED 2 DOUBLE BEDROOMED SPACIOUS FAMILY HOME, with the added benefit of a self contained Shop. (With income £400 pcm) The house it self has been extensively modernised over the years including rewire, gas central heating, PVCu double glazing new kitchen, new shower room and damp proofed, having been recently decorated and some new carpets & flooring throughout. Reception Porch, Hallway with Study area, Dining Kitchen, spacious Lounge. To the first floor there are two double bedrooms & spacious Shower Room. Outside hard landscaping/courtyard area with Outbuilding/storage. MOTIVATED SELLERS - EPC rating D & Council Tax A. Viewing Strictly through the Agents.

- Offered with NO UPWARD CHAIN
- Investment opportunity with Shop
- Fitted Kitchen with Dining area
- 2 double bedrooms
- Perfect for small business
- Older style 2 double bedroomed property
- Ideal First time buy
- Spacious bay windowed Lounge
- Family Shower Room
- Close to amenities & road links



## Location

Newhall has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. There is also a local bus route. 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

The property benefits from gas central heating throughout with a Worcester boiler and PVCu double glazing. Situated on Bretby Road, this charming and deceptively spacious 2-bedroom home has been beautifully decorated with newly laid carpets and flooring throughout. Entering through the Reception Porch, the fitted Breakfast Kitchen offers oak-style units, integrated electric oven, and hob, with a step up to a cozy dining area. The generous Lounge features a walk-in bay window, leading to an inner hall with storage space, perfect for a study area. Upstairs, you'll find two large double bedrooms, with the main bedroom boasting full-length fitted wardrobes, and a newly refurbished, spacious Shower Room completes the first floor.

## Ground floor accommodation

### Spacious Lounge

15'1" x 12'0" (4.62 x 3.66)

### Fitted Kitchen

13'1" x 8'0" (3.99 x 2.44)

### Dining area

7'9" x 4'10" (2.37 x 1.49)

### Side Entrance Porch

7'8" x 4'9" (2.36 x 1.47)

### Inner hall/study area

### First floor and landing

### Double bedroom

12'7" x 11'1" (3.84 x 3.4)

### Double Bedroom

12'11" x 10'4" (3.94 x 3.15)

### Family sized Shower Room

12'9" x 8'5" (3.89 x 2.59)

### Separate self contained small Shop premises

22'3" x 13'5" (6.8 x 4.1)

Which consists of a shop front with sales area and a further room with WC. & wash hand basin. Services no gas, water and electricity. Providing a current rental income £400 per calendar month

### Tenure

The property we believe is 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.

### Outside

The Shop fronts directly onto Bretby Road. There is private access to the house is via a timber gate, to the rear. The property has a fully enclosed rear garden which is mainly hard landscaping with a pergola wood structure, perfect for entertaining in the summer months and a further useful outbuilding perfect for storage this also houses the The property is accessed via a Reception Porch.

It should be noted that there is no off road parking with this property.

### 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.

### 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/18.10.2024/1 DRAFT

LMPL/LMM/MAC/20.10.2024/2 APPR



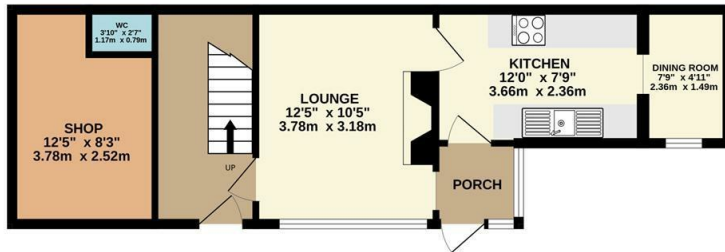




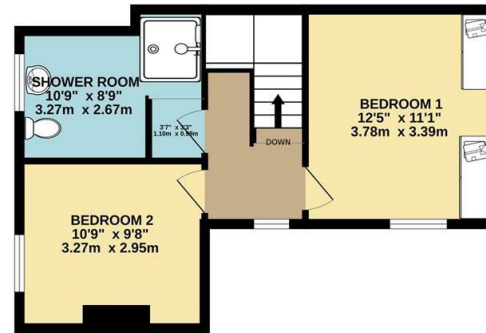
## Directions

The property is situated on Bretby Road in the heart of Newhall, close to schools, shops and the park areas. For SAT NAV purposes use DE11 0LH

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

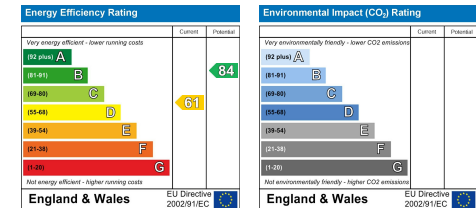


1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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:

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

MAB 4202

