



**Coppice House Donington Drive
Woodville, DE11 8BF
£110,000**

Coppice House Donington Drive, Woodville, DE11 8BF

Beautifully situated on the outskirts of this popular development, close to the National Forest, the apartment represents a PERFECT PURCHASE for FIRT TIME BUYERS The property has been immaculately maintained and upgraded by the current sellers, having the benefit of NO UPWARD CHAIN AND 100% OWNERSHIP!

Internally the property benefits from gas central heating (replacement boiler in February 2018) , UPVC double glazing and briefly comprises: a communal hallway with secure entry phone system, main reception hall, and especially large living quarters, including lounge with patio doors onto a decked balcony, fabulous refitted kitchen, spacious bedroom and newly fitted high quality bathroom with three piece suite and overhead shower. Externally communal gardens along with ALLOCATED PARKING close to the entrance. Affordable with energy efficient living - Council Tax Band A - EPC rating C.

HURRY TO VIEW, call the Award winning Agents LIZ MILSOM PROPERTIES to book your appointment.

- Offered with No upward Chain!!
- Pleasant location, close to National Forest
- Splendid fitted Kitchen with appliances
- Main generous sized double bedroom
- Perfect for first time buyers !!
- A leasehold Property - TOP FLOOR
- Superbly presented & upgraded
- Fabulous sized Lounge with balcony
- Refrurbished bathroom including shower
- Allocated parking & communal gardens



Location

The property is situated on the outskirts of the established development, just off Hepworth Road on Donington Drive, being close to the National Forest with plenty of various walks. There are schools within walking distance or a short car journey, local parks and countryside walks. Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42/M1 motorway network and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, Chemist, hairdressers, local DIY store, garage, convenience stores, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary having an excellent Ofstead Report on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch. Swadlincote is approximately half a mile away and provides excellent amenities.

The beautifully presented first floor Apartment:-

Communal Entrance Hall

With a secure entry phone system and staircase rising to the first floor.

Entrance hall

On entering the apartment there is a welcoming hall with practical flooring, useful storage cupboard, with doors leading off to the bathroom, bedroom and lounge./diner with balcony.

Spacious Lounge/diner

13'9" x 13'0" (4.19m x 3.96m)

A wonderful naturally lit room taking full advantage of the dual aspect window and patio doors leading to the balcony area. With a radiator, TV aerial point and sliding patio doors onto the balcony.

Balcony

Perfect to listening to the hustle and bustle of everyday life or enjoying the first coffee of the morning.

Fabulous Fitted kitchen

7'1" x 9'9" (2.17 x 2.98)

Opening out out to the Lounge/Diner, having been re-fitted with an excellent range of wall and floor mounted high gloss white coloured units, incorporating an inset single drainer stainless steel sink unit with mixer tap, adjacent worktop preparation surfaces with storage cupboards all the white

goods/appliances are included in the sale which include: Bosch washer dryer, free standing electric oven and hob, free standing fridge freezer. There are ample work surfaces areas, laminated flooring and wall-mounted Worcester gas central heating boiler which was installed by the present Owners in February 2018. (Gas Safe Certificate in place). Window overlooks the surrounding area.

Main double Bedroom

11'5" x 9'10" (3.49 x 3.01)

A great sized double bedroom with plenty of room for free standing furniture, walk in rectangular bay window, TV aerial point and laminate flooring.

Well equipped modern Bathroom

9'1" x 5'10" (2.77 x 1.78)

Recently fitted with a high specification refurbishment and benefiting from a three piece suite in white comprising: a panelled P shaped bath with mains rainfall shower over, pedestal wash hand basin and low flush WC. with chrome fittings. With a radiator, tiled walls and extractor fan. Quality flooring.

Outside

The property occupies a most pleasant position on the edge of this established residential development, taking full advantage of the aspect over the National Forest. There are open-plan lawned communal gardens with an allocated parking space close to the entrance with external bin store.

FURNITURE

It should be noted that all of the furniture within the property can be acquired by separate negotiation.

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

Leasehold - 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.

Important Notes & Costs

The building is owned by Trent & Dove Housing Limited, based in Burton on Trent.

The vendor informs us that there is 81 years remaining on the lease The original lease was for 99 years commencing on 2006

The vendor also informs us that the service charge and ground rent combined is £95.30 pcm.

Hall stairs & landing carpet will be covered by the seller

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/07.11.2024/1 DRAFT



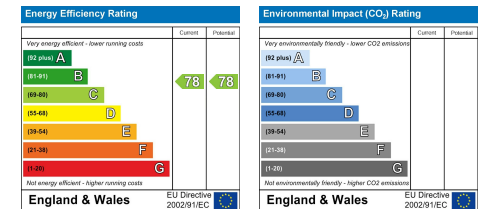
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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.
Made with Metropix ©2024

Directions

Located on the outskirts of Donington Drive, within easy walking distance of the National Forest. For SAT NAV PURPOSES use DE11 8BF



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 Leasehold, 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



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