



28 Coventry Close
Swadlincote, DE11 7PP
Offers over £170,000

lizmilsom
properties 

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***** LIZ MILSOM PROPERTIES ***** are delighted to Offer this 3 bedroom semi-detached home with EXCELLENT POTENTIAL, this well positioned family home with a great sized frontage located on a corner plot benefiting from a driveway offers ample OFF ROAD PARKING & the added bonus of a DETACHED GARAGE, in a MUCH SOUGHT AFTER LOCATION. Offered with NO UPWARD CHAIN, Accommodation: Porch, Spacious Living Room, Fitted Kitchen, Ground Floor Family Bath Room. To the first floor 3 bedrooms. Front & rear gardens. Call the Award winning Agents, LIZ MILSOM PROPERTIES to view - OPEN 7 DAYS on 01283 219336

- 3 Bed Semi-Detached Home offered with NO UPWARD CHAIN
- Fitted Kitchen
- 3 Generously Sized Bedrooms
- Corner plot location plenty of off road parking & Frontage, Potential to Extend
- Set on a Popular Estate
- Spacious Lounge
- Downstairs Family Bathroom
- Private Rear Garden
- Single Garage with power
- EPC: D/ TAX BAND: B



Location

The Well Presented Accommodation

Overview

A delightful 3-bedroom semi-detached home, located on a corner plot, offered with no upward chain. Set well back from the road, the property boasts a walled boundary, a generously sized driveway with ample parking spaces, and a detached single garage with power, providing extra storage. The lawned area to the front enhances the property's curb appeal and provides a welcoming first impression.

Upon entering via the porch, you are greeted by an entrance hallway with doors leading to the spacious lounge, fitted kitchen, and family bathroom. The lounge, positioned at the front of the property, runs the full width of the house and benefits from a large window that floods the room with natural light, offering a bright and airy atmosphere. The fitted kitchen, located at the rear, features wall and floor-mounted units, ample storage space, and plumbing for appliances. Integrated appliances include a double oven and hob. A drainer sink sits beneath the window, which overlooks the delightful rear garden, adding to the room's light and airy feel.

The family bathroom, also positioned at the rear, includes a panelled bath, low-level WC, and pedestal wash hand basin. Part-tiled walls and a frosted glass window overlooking the rear garden complete this space.

Upstairs, the property offers three generously sized bedrooms. The master bedroom, located at the front, spans the full width of the property and is bathed in natural light from the window to the front elevation. Bedrooms Two and Three are both located to the rear, with windows offering views of the charming rear garden.

The rear garden provides the perfect space for outdoor enjoyment, with a patio area ideal for sitting out during the summer months and a lawned area with fenced boundaries for privacy.

Situated on a popular estate, this home is ideal for first-time buyers or families. Schools are within walking distance, and local shops and Swadlincote Town Centre are just a 10-minute drive away. This property offers an excellent opportunity to get onto the property ladder or as a perfect family home with potential to extend subject to planning permission and with the added bonus of being offered with no upward chain, it is not to be missed!

Spacious Lounge

16'5 x 12'3 (5.00m x 3.73m)

Ground floor Family Bathroom

6'1 x 5'11 (1.85m x 1.80m)

Fitted Kitchen

10'4 x 12'1 (3.15m x 3.68m)

First Floor Landing

Bedroom One

12'3 x 9'2 (3.73m x 2.79m)

Bedroom Two

15'5 x 7'8 (4.70m x 2.34m)

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)

Viewing Strictly Through Liz Milsom Properties

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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.

Disclaimer

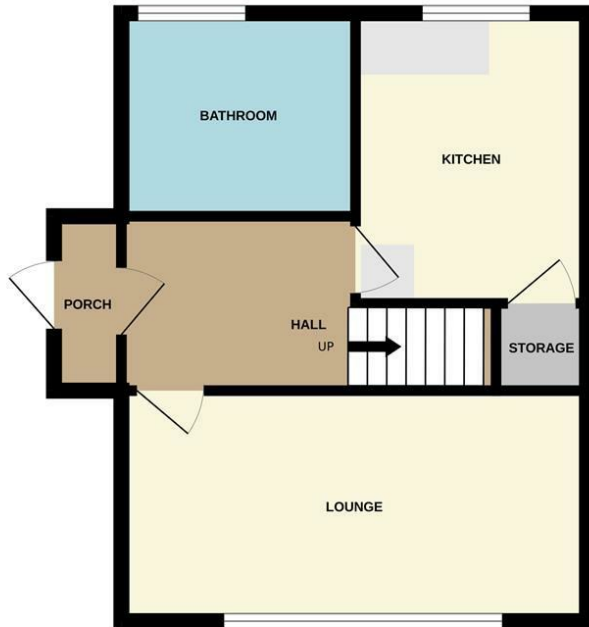
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

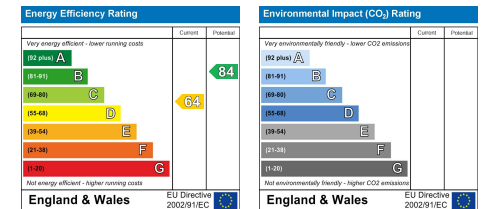


TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

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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Directions

For Sat Nav purpose please use the postcode DE11 7PP



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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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