



**31 Blueberry Way**  
**Swadlincote, DE11 7GX**  
**Reduced to £229,950**

**lizmilsom**  
**properties** 



### 31 Blueberry Way, Swadlincote, DE11 7GX

**\*\* LIZ MILSOM PROPERTIES \*\* MOTIVATED SELLERS AND PRICED TO SELL** - we are pleased to present this beautifully presented and spacious, End of Terraced Family home, with ample OFF ROAD PARKING to the rear & low maintenance rear garden. The accommodation comprises: Reception Hallway, modern fitted Kitchen/Diner, generous size Lounge, guest WC. On the first floor, there are TWO DOUBLE Bedrooms and the Family Bathroom. To the top floor there is a lovely Master Bedroom with fitted wardrobes and En-suite Shower Room. The property has gas central heating and double glazing. If you would like view this home, please give the Office a call. EPC Rating "C"/Council Tax Band "C" - HURRY TO VIEW

- 3 Storey 3 Bedroom Family Home
- Dining Area
- Ground Floor WC
- Family Bathroom & En Suite
- Delightful rear garden
- Spacious Lounge
- Fitted Kitchen
- 3 Double Bedrooms
- 2 Allocated Off Road parking spaces
- EPC: C/ TAX BAND: C



**Location**

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 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, dentists, 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 Infant & Primary on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch, approximately 3 miles away.

**Overview**

Welcome to 31 Blueberry Way, a charming family home offering spacious living accommodation and a host of appealing features. Approached via a neat hedged border that provides both privacy and curb appeal, a welcoming pathway leads to the front door, which opens into the entrance hallway. From here, carpeted stairs rise to the first floor, and a door to the right leads into the generously sized Lounge.

The Spacious lounge is flooded with natural light thanks to a beautiful bay window. The room features attractive wooden flooring, an electric fireplace that adds character, a TV point, a central light fixture, and a radiator. A door from the Lounge leads into the fitted Kitchen/Dining area.

The Dining room is a fantastic space with wooden flooring and French doors leading out to the rear garden, filling the room with natural light. A convenient guest WC is located just off the Dining room, featuring a low-level WC, a wash hand basin, and a radiator.

The Kitchen boasts a range of white wall and floor-mounted units with granite-effect worktops, offering ample storage space. Integrated appliances include a sink and drainer, as well as an electric double oven. There is also space and plumbing for additional appliances. A window overlooks the rear garden, allowing plenty of light into the kitchen area.

On the first floor, you will find two well-proportioned double bedrooms and the family bathroom. Bedroom Two is a large double that spans the full width of the property, with fitted wardrobes, carpeted flooring, and two windows that flood the room with natural light while offering views of the rear garden. Bedroom Three is another spacious double, located at the front of the property. This room features carpeted flooring, a radiator, and a window overlooking the front elevation.

The modern Family Bathroom completes the first-floor accommodation and includes a contemporary white three-piece suite. It offers a panelled bath with a shower over, a low-level WC, a floating wash hand basin, and attractive tiling to the walls and floor.

The Master Bedroom, located on the Second floor, is a wonderful space featuring fitted wardrobes, carpeted flooring, and a window to the front elevation. The added bonus of an ensuite shower room offers a shower cubicle, low-level WC, pedestal wash hand basin, and a Velux window, ensuring the space is light and airy.

Outside, the rear garden is perfect for those who enjoy low-maintenance outdoor living. It is both patioed and gravelled, providing a great space for BBQs and summer relaxation. The garden is of a good size and benefits from fenced and walled boundaries, offering privacy. A side gate leads out to the allocated parking area at the rear, where two parking spaces are provided. With this fantastic home, parking is never an issue.

31 Blueberry Way offers a wonderful opportunity for comfortable family living in a well-connected and sought-after location.

**Reception Hall**

**Spacious Lounge**

15'11 x 11'11 (4.85m x 3.63m )

**Dining Room Area**

9'7" x 8'0" (2.92m x 2.44m )

**Fitted Kitchen**

9'7 x 6'11 (2.92m x 2.11m)

**Downstairs WC**

**First Floor Stairs & Landing**

**Bedroom Two**

15'6 x 8'7 (4.72m x 2.62m)

**Bedroom Three**

10'2 x 8'8 (3.10m x 2.64m)

**Family Bathroom**

**Master Bedroom**

15'6 x 11'11 (4.72m x 3.63m )

**En Suite**

**Viewing Strictly Through Liz Milsom Properties**

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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**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.

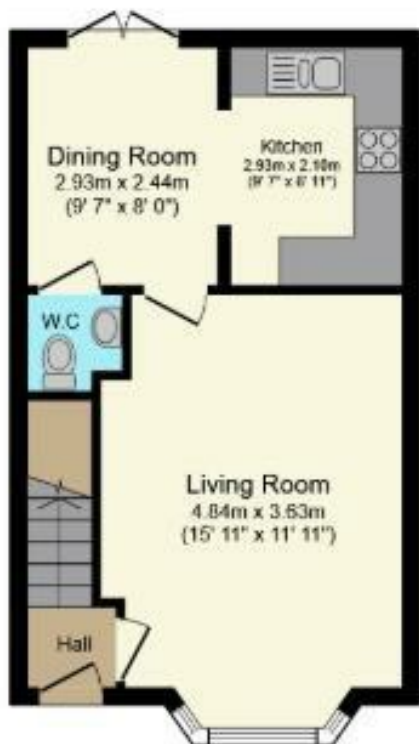
**Special Notes**

Metro PM block & estate management have a service charge of £282.70 Which is a half yearly service Charge, (Yearly £565.40) This covers Grounds Maintenance, General External Maintenance, Pest Control, Building Insurance , Audit Fee's, Out of Hours, Bank Admin Fees, Management Fees & Reserve contribution. The payment for Ground Rent is £20.00 per half year. (yearly £40.00)

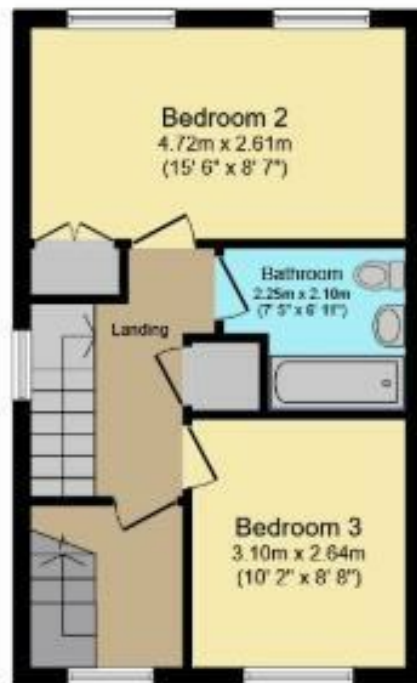








**Ground Floor**



**First Floor**



**Second Floor**

## Directions

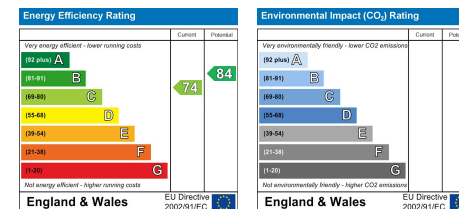
For Sat Nav purposes use the postcode DE11 7GX



Total floor area 96.8 sq.m. (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## COUNCIL TAX

Band: C

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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