



13 Birch Avenue, Swadlincote DE11 0NG

£289,950

Swadlincote

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Reception Porch

Reception Hallway

Lounge - 4.03m x 3.97m (13'2" x 13'0")

Kitchen/Diner - 4.12m x 0.97m (13'6" x 3'2")

Bedroom One - 4.02m x 3.33m (13'2" x 10'11")

Bedroom Two - 3.41m x 2.51m (11'2" x 8'2")

Bedroom Three - 3.54m x 1.96m (11'7" x 6'5")

Shower Room - 2.43m x 2.21m (7'11" x 7'3")

Location:

Newhall itself has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. 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 internal accommodation is spacious, light-filled, and thoughtfully designed. Upon entering, you are greeted by a generous Reception Hallway featuring laminate-style flooring and doors leading to the Kitchen/Diner, three Bedrooms, and the Family Shower Room.

At the heart of the home lies the bright and welcoming Lounge, enhanced by a large bay window and a feature fireplace, creating a warm and inviting setting for relaxation. The modern fitted Kitchen/Diner is well-appointed with a range of white wall and base units, complemented by integrated appliances including an oven, electric hob, and extractor fan. Patio doors open directly onto the rear garden and patio area, perfect for enjoying outdoor dining or entertaining.

Both the front and rear Bedrooms are generous DOUBLE rooms. The principal Bedroom enjoys views to the front and benefits from a range of fitted bedroom furniture, while the second Double Bedroom overlooks the rear garden, offering another spacious and comfortable retreat. The third Bedroom is a single room, ideal as a guest room, nursery, or home office, with views to the side elevation.

Completing the accommodation is the stylish Family Shower Room, fitted with a shower cubicle, vanity wash basin, and low-level WC—finishing the interior to a high standard throughout.



Overview Outside:

Externally, this property continues to impress with its well-maintained and thoughtfully designed outdoor spaces. The front and rear gardens feature a selection of mature shrubs and trees, providing both charm and privacy.

To the front, there is ample OFF-ROAD PARKING for several vehicles, enhanced by secure wrought iron gates for added peace of mind. To the rear, a spacious DOUBLE GARAGE is fitted with an electric door, lighting, and power, offering excellent storage or workshop potential. In addition, there is a convenient outside Utility Area, complete with power and plumbing, ideal for laundry or garden use.

The tiered rear garden includes a generous lawned section and decorative steps, creating an attractive yet low-maintenance outdoor space—perfect for relaxing or entertaining.

Ideally situated within walking distance of local shops, amenities, and bus stops, and only a short drive from Swadlincote town centre, this home offers the perfect blend of convenience, tranquillity, and practicality.



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.

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.

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.

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.

