

**11 Davis Road, Swadlincote, DE11 0PS**  
**£160,000**



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

# 11 Davis Road, Swadlincote, DE11 0PS

Offered with no upward chain, this well-presented two-bedroom semi-detached home enjoys a generous plot with ample driveway parking and a large rear garden. Inside, the property features a welcoming hallway, spacious front lounge, and a bright kitchen diner overlooking the garden. Upstairs are two double bedrooms and a family bathroom. Outside, the rear garden offers a patio, lawn, and three useful outbuildings, including an outside WC. Ideally located close to local schools, town centre, and excellent transport links — a perfect first home or investment opportunity! EPC: C / TAX BAND: A

## Location

Perfectly positioned in a popular area of Swadlincote, this home on Davis Road offers great convenience with everyday amenities, supermarkets, cafes, excellent local schools all just moments away — make it a great choice for families. Enjoy easy access to nearby parks, leisure centres, and the town centre, all within walking distance. For commuters, Burton-on-Trent train station and the A38 and A42 are close by, offering swift connections to Derby, Loughborough, and Birmingham. Peaceful yet well-connected, Davis Road combines small-town charm with superb accessibility — a fantastic setting to call home.

- Attractive two-bedroom semi-detached home offered with NO UPWARD CHAIN
- Spacious lounge
- Modern kitchen diner with plenty of natural light and garden views
- Two generous double bedrooms with fitted storage to Bedroom One
- Family bathroom
- Large rear garden with handy outbuildings
- Driveway providing ample off-road parking
- Ideal first time buy
- Within walking distance of town centre, schools & fantastic transport links
- EPC: C / TAX BAND: A

## Overview

Offered for sale with no upward chain, this attractive two-bedroom semi-detached home is perfectly situated in a popular residential area of Swadlincote, offering generous living space, a fantastic rear garden, and excellent off-road parking — ideal for first-time buyers, small families, or downsizers alike.

To the front, the property enjoys a well-maintained lawned fore garden with a feature tree and mature shrubs, enclosed by a low brick wall. A side driveway provides ample off-road parking, while a gate leads through to the rear garden and a pathway guides you to the front entrance.

Upon entering, you are welcomed into a bright entrance hallway with carpeted flooring, stairs rising to the first floor, and doors leading to the spacious front lounge, kitchen diner, and a handy under-stairs storage cupboard.

The lounge sits to the front of the property and features a large window allowing plenty of natural light, fitted carpet, and a central heating radiator — a perfect space for relaxing or entertaining.

To the rear, the kitchen diner offers an excellent open-plan feel, fitted with a range of wall and base units with complementary work surfaces, a sink and drainer, and space for additional appliances. Two large windows overlook the garden, filling the space with natural light, while a door provides direct access to the rear. A built-in storage cupboard adds further practicality.

Upstairs, the property boasts two generously sized double bedrooms. Bedroom One overlooks the front aspect and benefits from two windows, a fitted wardrobe, and carpeted flooring. Bedroom Two, another spacious double, overlooks the rear garden and also features fitted carpet.

The family bathroom comprises a panelled bath, pedestal wash hand basin, and low-level WC, with tiled splashbacks and a frosted rear window. The boiler is neatly housed within the airing cupboard.

Outside, the rear garden is a real highlight — mainly laid to lawn with a patio seating area, fenced boundaries for privacy, and the added bonus of three useful outhouses, including an outside WC and two storage rooms.

This well-presented home offers spacious accommodation inside and out, with the added benefit of no upward chain, making it a superb opportunity for a quick and hassle-free move.

# Viewing Strictly Through Liz Milsom Properties

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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

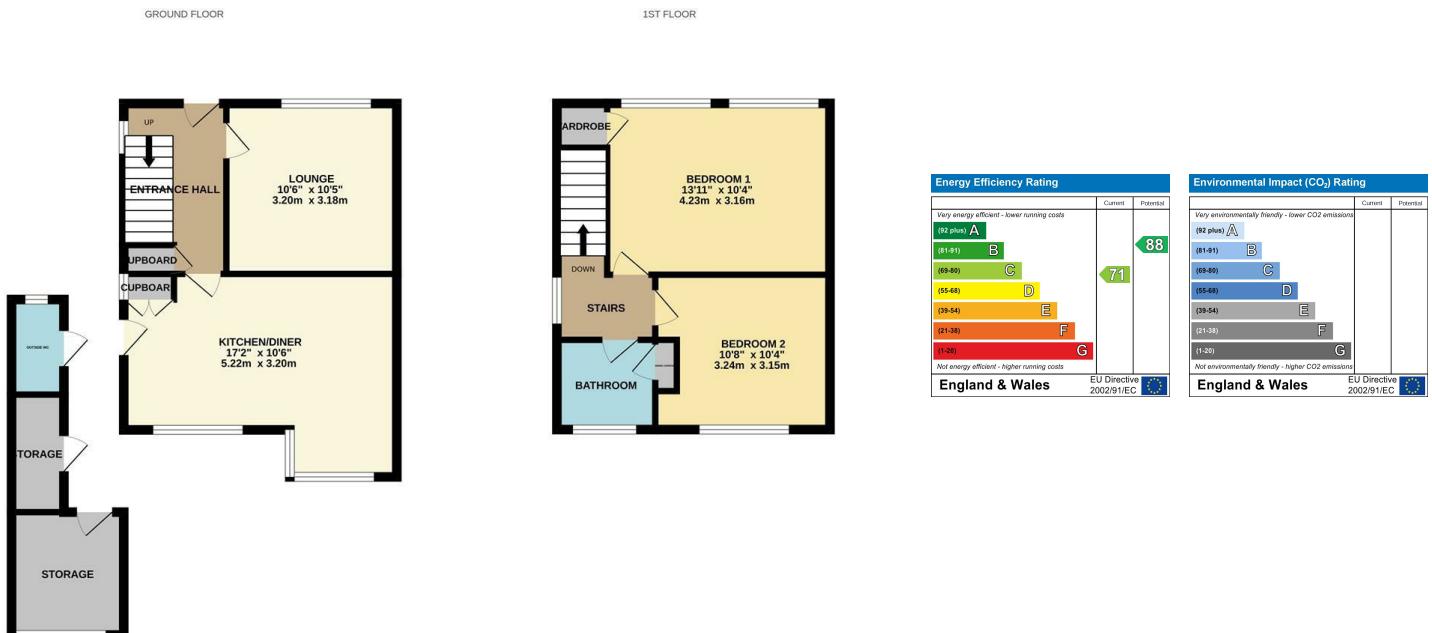
## Directions

For Sat nav purposes use the postcode DE11 0PS

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.



## COUNCIL TAX

Band:

The vendor informs us that the property is, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



### THE TEAM

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### GENERAL INFORMATION

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### MONEY LAUNDERING

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### THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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