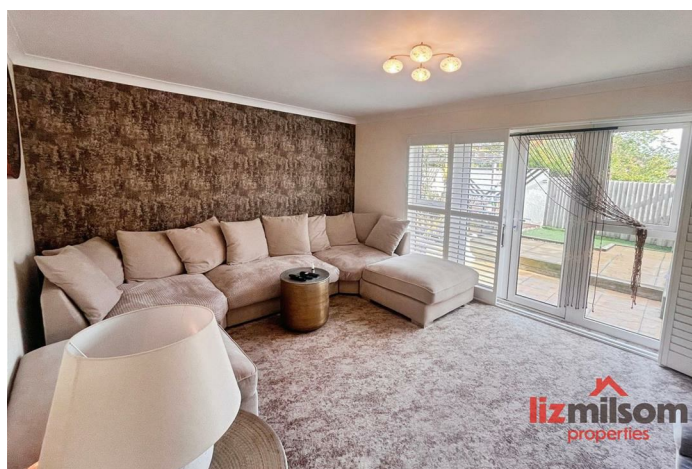


**26 Staley Close, Swadlincote, DE11 9GR**

**£240,000**



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

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## 26 Staley Close, Swadlincote, DE11 9GR

LIZ MILSOM PROPERTIES are delighted to offer this beautifully presented THREE BEDROOM DETACHED FAMILY HOME ideally located in a quiet cul-de-sac. Perfect for families, first-time buyers, or professionals, this modern home features an entrance hallway, stylish fitted kitchen, guest cloakroom/WC, and a spacious lounge with a feature media wall and patio doors to the rear garden. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Outside benefits include a block-paved driveway providing ample parking and a private rear garden with patio, low-maintenance artificial lawn, and a versatile garden room with power and lighting—ideal as an office or gym. Conveniently located close to schools, shops, and transport links, this stunning home is offered with no upward chain—an opportunity not to be missed!

### Location

Located in a peaceful cul-de-sac within the popular Church Gresley area of Swadlincote. This location is ideal for families, with highly regarded schools such as Pennine Way Junior Academy and The Pingle Academy nearby, as well as parks, shops, and local amenities all within easy reach. Swadlincote town centre is just a short drive away, offering a great selection of supermarkets, restaurants, and leisure facilities, including The Pipeworks retail park and Swadlincote Ski & Snowboard Centre. Excellent transport links connect the area to Burton-on-Trent, Ashby-de-la-Zouch, and the wider Midlands via the A38, A42, and M42, making it a fantastic base for commuters. With a strong sense of community, attractive surroundings, and easy access to both countryside walks and modern conveniences, this is a superb location to call home.

### Agents Notes - Shared Ownership

This current Vendors have a 25% Share i.e. £60,000 of full of Market Price. The Price as advertised is at 100% Share and this is also available to purchase at £240,000. It should be noted that the property is also available for a staircasing option.

- Beautifully presented three-bedroom detached family home in a quiet cul-de-sac location
- Spacious lounge featuring a stylish media wall and patio doors to the rear garden
- Three well-proportioned bedrooms, including two generous doubles
- Block-paved driveway providing ample off-road parking
- Offered with NO UPWARD CHAIN
- SHARED OWNERSHIP - See Notes
- Modern Fitted Kitchen & Guest Cloaks
- Contemporary family bathroom
- Private, enclosed rear garden with patio, artificial lawn, and Versatile garden room with power and lighting –
- EPC: C / TAX BAND: B

### Overview

Beautifully presented and ready to move straight into, this modern three-bedroom detached family home is located in a quiet and desirable cul-de-sac close to Swadlincote town centre with the added bonus of being offered with NO UPWARD CHAIN! It offers a great opportunity to get on the property ladder.

26 Staley Close is a beautifully presented modern three-bedroom detached family home offering stylish and comfortable living. To the front, the property features a block-paved driveway to the side providing ample off-road parking, a lawned fore garden, and a pathway leading up to the front door.

Upon entering, you are welcomed by a bright entrance hallway, carpeted, with doors leading to the fitted kitchen, guest W/C, and spacious lounge, along with stairs rising to the first floor. The modern kitchen, located to the front of the property, offers a stylish range of wall and base units with complementary work surfaces, an inset sink and drainer, integrated gas hob and electric oven, and space for appliances including a fridge freezer, washer, and dishwasher.

The guest cloakroom is fitted with a white low-level W/C and hand wash basin with tiled splashbacks and a frosted side window. To the rear of the property, the spacious lounge provides the perfect place to relax and entertain, featuring a modern media wall with electric fire, a handy storage cupboard, and doors opening out to the rear garden, allowing plenty of natural light to flood the space.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and the modern family bathroom. The master bedroom is a generous double, with two windows overlooking the rear garden. Bedroom two is another good-sized double located to the front, while bedroom three is currently used as a dressing room and benefits from fitted wardrobes also located to the front. The family bathroom features a contemporary white suite comprising a low-level W/C, hand wash basin with vanity unit, and a panel bath with shower over, complemented by tiled splashbacks, a frosted window, and a heated towel rail.

Outside, the private rear garden offers a fantastic low-maintenance space for outdoor living, with a paved patio area, artificial lawn, and a versatile garden room equipped with power and lighting—ideal as a home office or gym

With an EPC rating of B and Council Tax Band C, this property offers good energy efficiency—making it a fantastic opportunity for first-time buyers, growing families, or anyone seeking a modern home in a peaceful location.



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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9.00 am – 4.00 pm Saturday  
Closed - Sunday

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Tenure

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

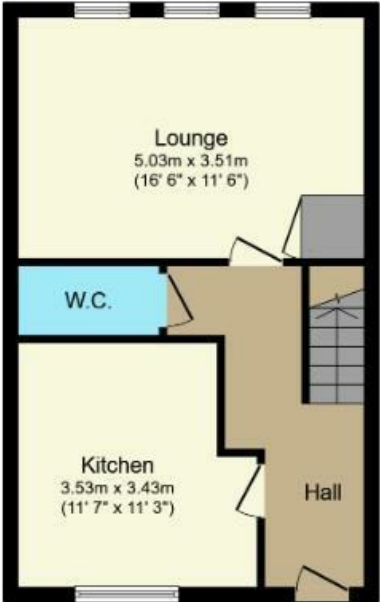
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

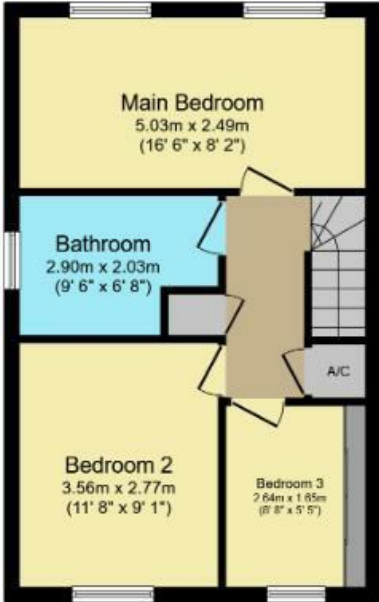
Directions

For sat nav purposes use the postcode DE11 9GR

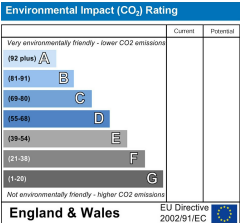
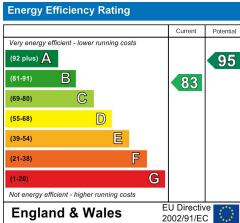
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



Ground Floor  
Floor area 41.6 sq.m. (448 sq.ft.)



First Floor  
Floor area 41.6 sq.m. (448 sq.ft.)



## 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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