



**181 Woodville Road  
Overseal, DE12 6LX  
£155,000**

**lizmilsom**  
properties

# 181 Woodville Road, Overseal, DE12 6LX

NO UPWARD CHAIN – EXCELLENT POTENTIAL – DESIRABLE VILLAGE LOCATION

Situated in the heart of the National Forest village of Overseal, this older-style three-bedroom end of terrace home offers a fantastic opportunity for buyers seeking a property with great potential. 2 Reception Rooms, Kitchen, Ground floor Shower Room and three generous bedrooms to the first floor.

Benefiting from part gas central heating, additional electric heating, double glazing, and a delightful rear garden, the home is ideal for those looking to put their own stamp on a spacious village property. With local amenities just a short stroll away, a strong village community, and excellent road links including easy access to the M42, this property is perfect for first-time buyers, investors, or families alike. EPC rating E - Council Tax Band A . Offered with no upward chain, early viewing is highly recommended. - CALL LIZ MILSOM PROPERTIES TODAY

- Perfect for investors and first time buyers
- Gas central heating & double glazing throughout
- Plenty of potential to make a lovely home
- Ground floor Shower Room
- Private delightful rear garden
- A spacious three bedroomeed end terraced home
- National Forest village location
- Living Room, Kitchen in need of upgrading
- 3 generous sized bedrooms
- No upward chain - VIEW EARLY!!



## **Location**

Situated at the heart of the popular South Derbyshire village of Overseal, in The National Forest, the property is conveniently placed for access to all the village amenities, including the excellent primary school, village hall, Post Office, local convenience store and Public house, along with the numerous walks and activities on offer in the National Forest including the well known Conkers Overseal is also well placed for access to the motorway network (M42/M1/M6), making it a central and ideal commuter base.

## **Overview - Ground floor**

The property benefits from central heating and part electric storage heating. The spacious ground floor includes two reception rooms—one with an open coal fire, the other located to the rear of the property featuring a coal-effect gas fire, a useful storage cupboard, and stairs leading to the first floor. The kitchen, which would benefit from upgrading, includes an electric hob. An inner lobby leads to the ground floor shower room, fitted with a three-piece suite and mains shower.

## **Overview - First floor**

To the first floor there are three generous sized bedrooms which include 2 double, the main bedroom having views over the rear garden

## **Ground floor**

### **Front Living Room**

12'1" x 12'1" (3.69 x 3.69)

### **Rear Reception Room**

12'1" x 12'1" (3.69 x 3.69)

### **Galleried kitchen**

6'6" x 8'6" (1.99 x 2.60)

### **Rear Entrance Hall**

### **Ground Floor Shower Room**

7'7" x 6'2" (2.33 x 1.9)

### **First floor and landing**

#### **Bedroom One**

11'5" x 11'5" (3.50 x 3.50)

#### **Bedroom Two**

12'0" x 12'0" (3.66 x 3.68)

#### **Bedroom Three**

11'2" x 5'9" (3.41 x 1.77)

#### **Outside**

The property is set back from the road behind a walled fore garden, with many neighbours converting to off road parking, this would be subject to Planning Permission and dropping the kerb.

The property boasts a charming and generously sized rear garden, accessible via a rear yard. One side is bordered by a part brick wall, offering added privacy. The garden features well-maintained flower borders, a lawn area, a shed, and a greenhouse—ideal for the amateur gardener. Mature trees located just beyond the boundary add a sense of seclusion and natural beauty to the outdoor space.

#### **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.

#### **Viewing Strictly Through Liz Milsom Properties**

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

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

#### **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

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#### **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.

LMPL/LMM/MAC/13.05.2025 DRAFT/1



## Directions

For SAT NAV purposes use DE12 6LX

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

Directors: E M Milsom G T Milsom



01283 219336

07974 113853

[liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)

[lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## COUNCIL TAX

Band: A

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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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