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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19th August 2025



WELSHPOOL ROAD, DERBY, DE21

Hannells

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Useful Information:

- > Spacious, Two Double-Bedroomed, Bay-Fronted Semi Detached Home
- > Larger Than Average Plot, No Upward Chain
- > Ample Off Road Parking & Garage
- > EPC Rating D, Wimpey No Fines Construction
- > Council Tax Band A, Freehold

Property Description

A well-presented, bay-fronted semi-detached home featuring two double bedrooms, offered for sale with no upward chain. Set on a larger-than-average plot, the property boasts ample off-road parking and a detached garage, making it an ideal choice for first-time buyers or those seeking a comfortable home with room to grow! The accommodation is supplemented by gas fired central heating, double glazing and briefly comprises:- entrance lobby, bay fronted lounge, dining kitchen and side lobby/utility. To the first floor the landing provides access to two double bedrooms and modern wet room. Outside, there are gardens to both front and rear elevations together with ample off road parking and garage. Welshpool Road is well situated for local shops, schools and transport links together with excellent road links for the A38, A52, M1 Motorway, A50 and Nottingham East Midlands Airport.

Room Measurement & Details

Entrance Hall: (3'2" x 5'2") 0.97 x 1.57

Living Room: (11'5" x 14'7") 3.48 x 4.44

Dining Kitchen: (9'6" x 11'0") 2.90 x 3.35

Utility Room: (9'6" x 4'5") 2.90 x 1.35

First Floor Landing: (5'7" x 6'0") 1.70 x 1.83

Bedroom One: (9'5" x 14'5") 2.87 x 4.39

Bedroom Two: (11'6" x 9'4") 3.51 x 2.84

Bathroom: (5'4" x 8'0") 1.63 x 2.44

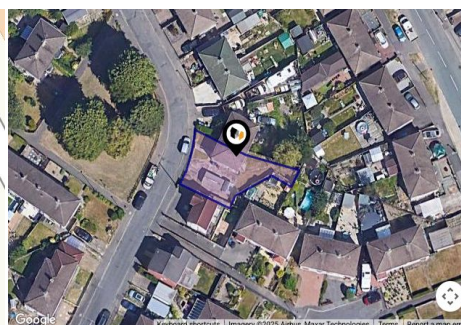
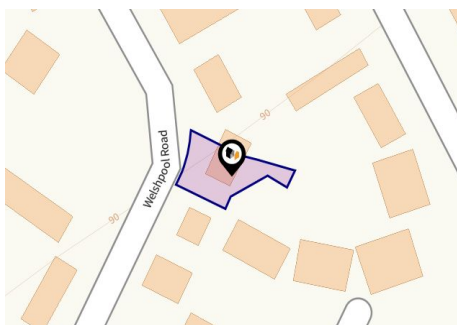
Outside:

The property occupies a larger than average plot with garden to both front and rear elevations both of which are laid mainly to lawn. There is a driveway providing off road parking for a number of vehicles and access to a GARAGE with double timber doors.

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person. 2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view. 3. Measurements: All measurements are approximate and provided for guidance only. 4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections. 5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.06 acres
Council Tax :	Band A
Annual Estimate:	£1,464
Title Number:	DY102372

Tenure: Freehold

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

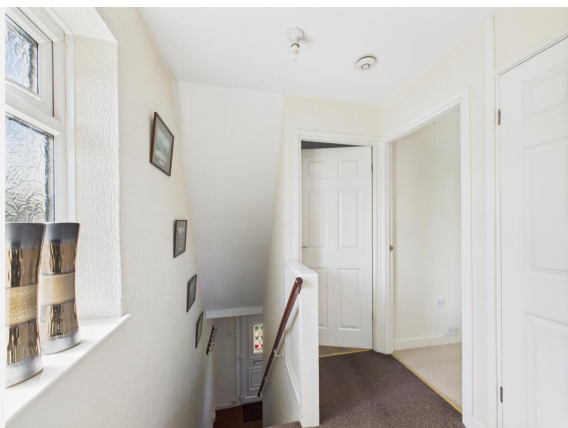
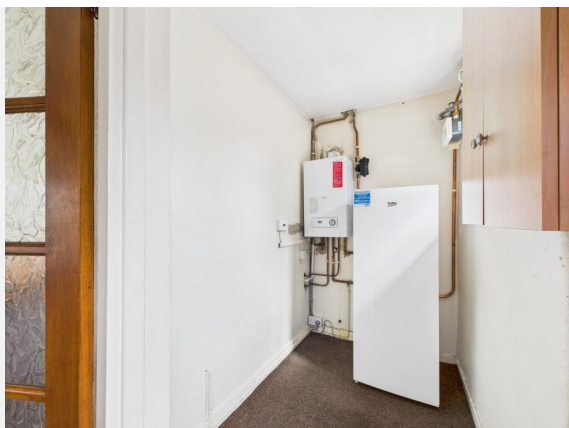
3	47	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



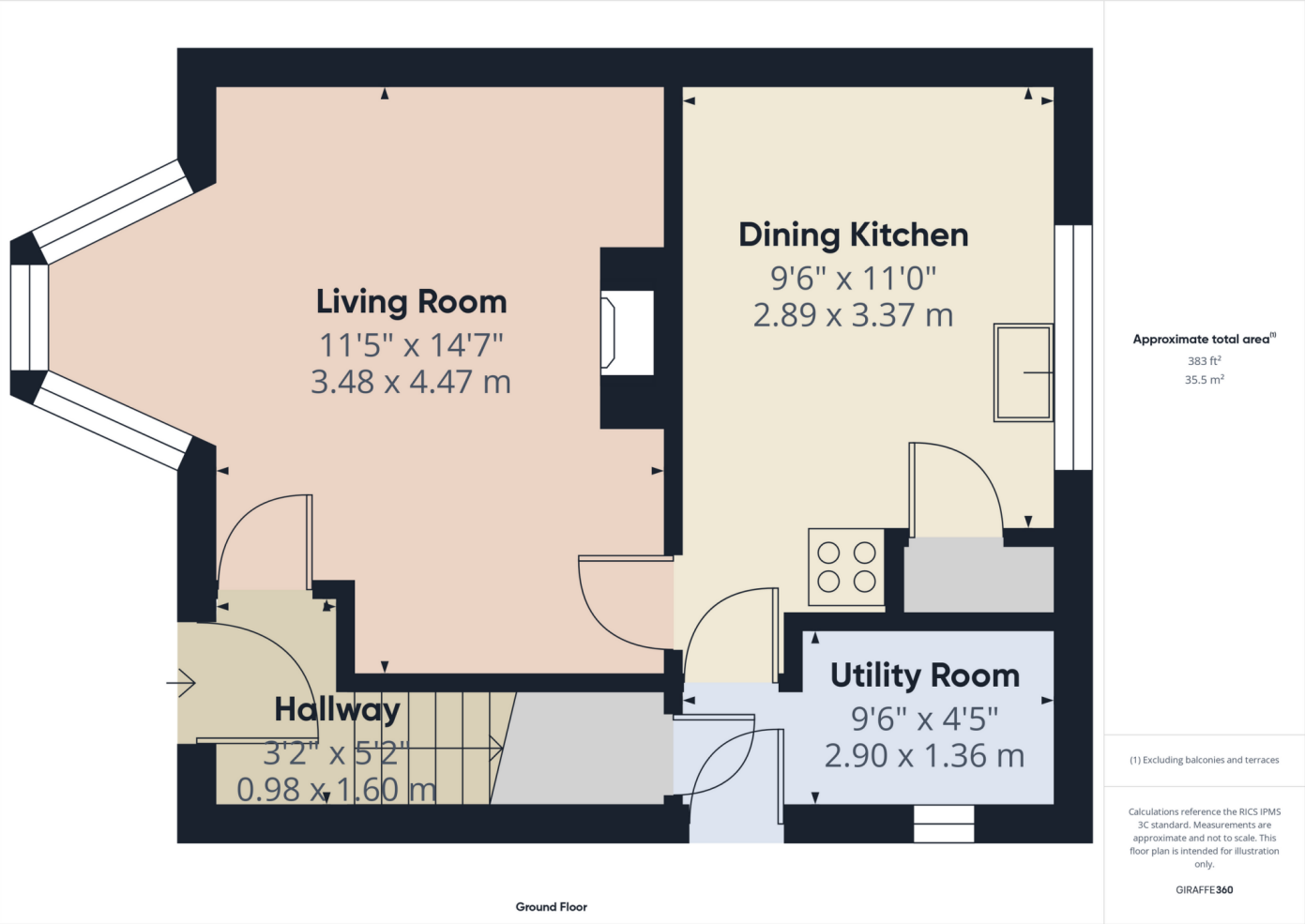
Satellite/Fibre TV Availability:



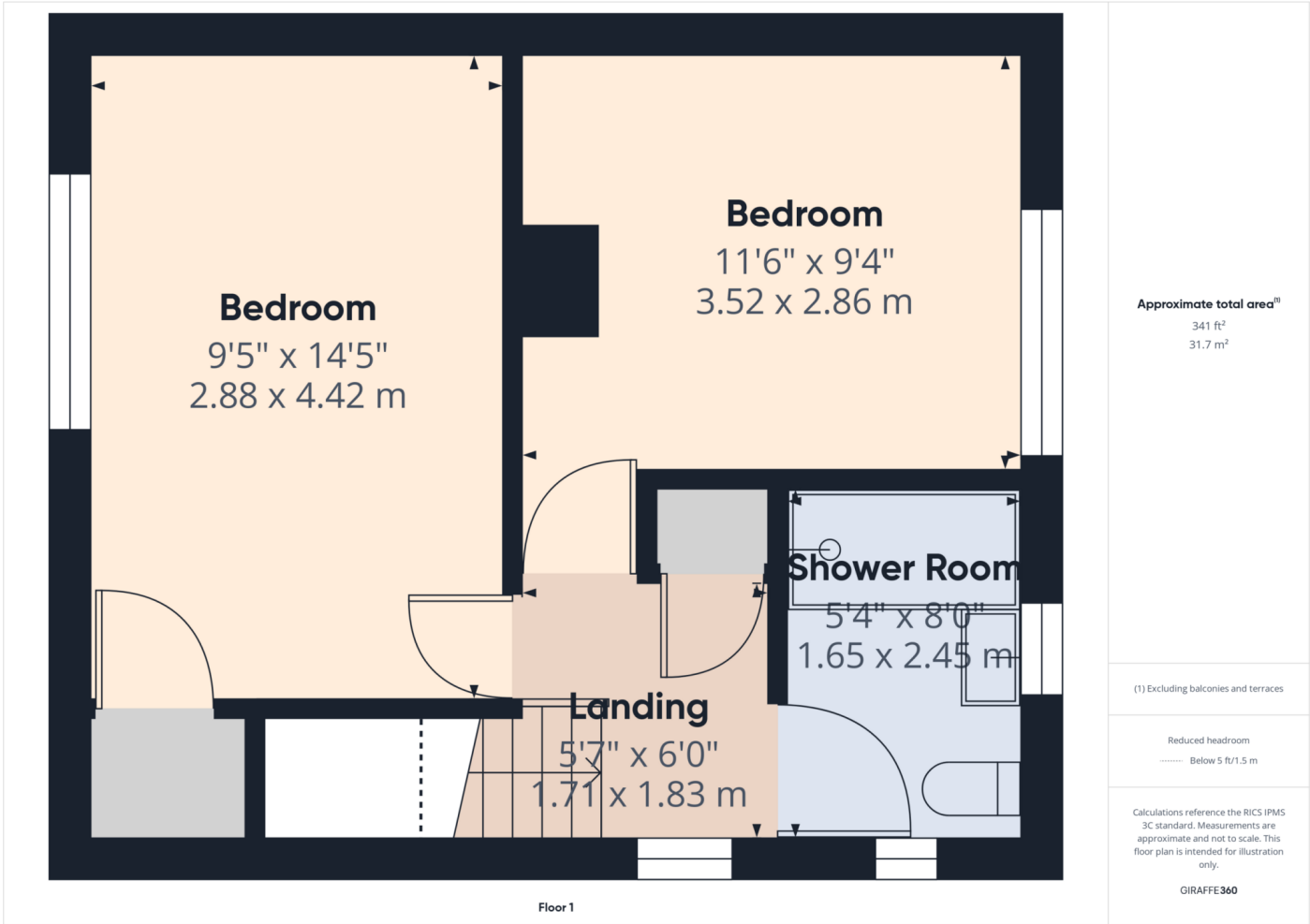




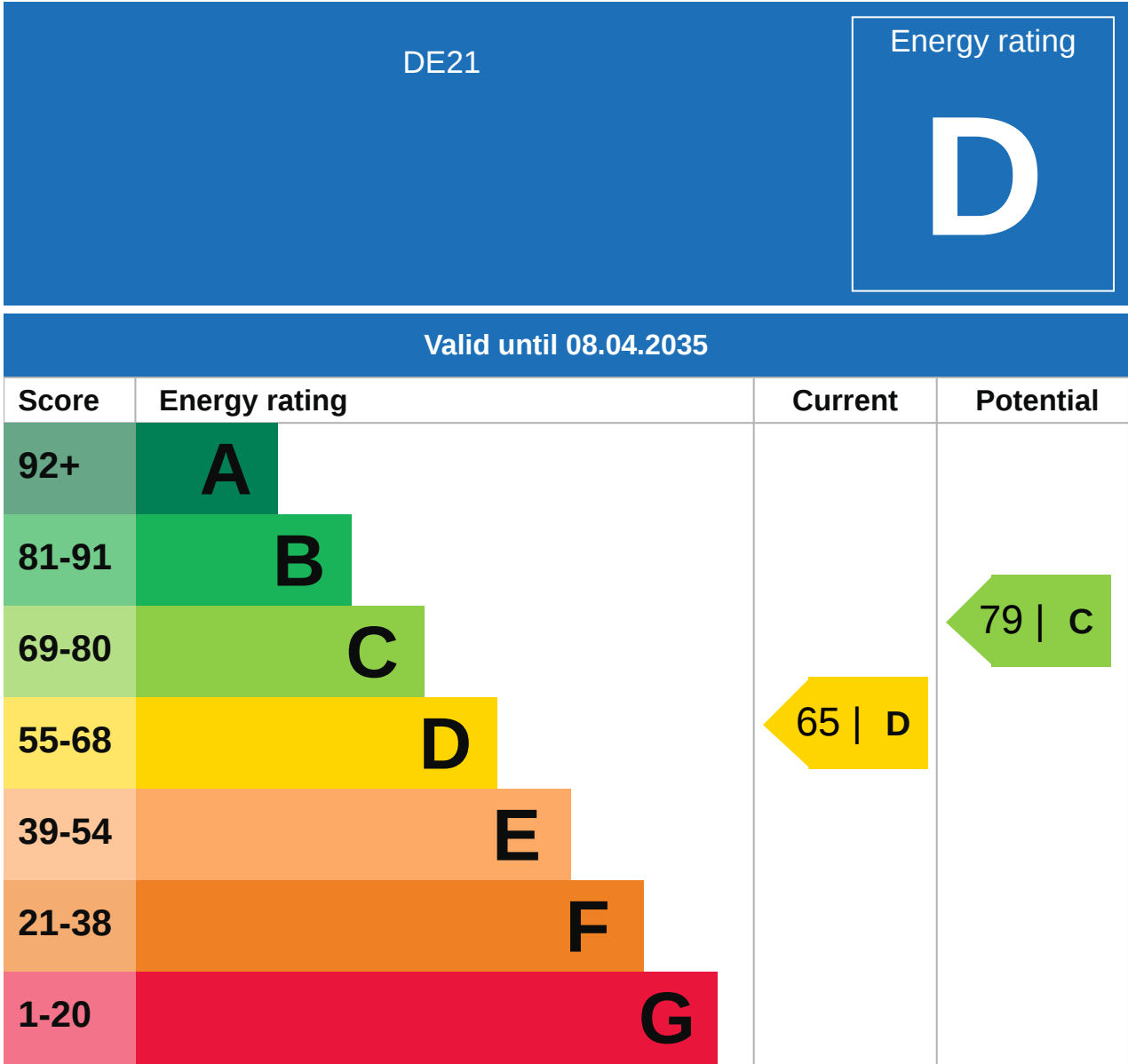
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m ²



Hannells

Hannells was founded in 2003 by Alison and Michael Brain, inspired by a desire to transform estate agency standards in Derby. Now one of Derby's best-known family-run businesses, we operate six branches across the suburbs, delivering award-winning service with a personal touch.

As Derby's top-selling estate agency since 2005, we've earned thousands of genuine, 5-star reviews and prestigious accolades like AllAgents Best Estate Agency in the UK (2024). Our combination of expert local knowledge, tailored advice, and cutting-edge technology sets us apart from the many larger chains.

We're also proud to support our community through various charitable events and initiatives such as providing meals and clothing to local people in need. At Hannells, we're passionate about making your moving experience seamless, stress-free, and successful—because prope

Financial Services

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Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3



Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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