

# Mill Green

The Wharf, Shardlow, Derby, DE72 2WE

John German





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£270,000

Contemporary styled conversion of this striking Grade II Listed former mill creating a blend of timeless character with a modern twist retaining many of the original external features while offering practical, well-proportioned spaces ideal for modern living.

Entrance to the property is to the side with stairs leading up to charming arched entrance, which opens into a lobby with stairs rising to the first floor and another set of steps leading back down to the ground floor, past useful coat hanging space and leading into the spacious kitchen/diner.

The kitchen area is fitted with a range of cream shaker style base and eye level units with wood worktops, Belfast sink, tiled splashbacks, pull out vegetable baskets, range cooker and space for appliances. A large ceiling beam divides the kitchen area with the dining area. There is a built-in pantry cupboard, window the front, tiled floor running throughout, and glazed French doors out onto the front garden area and parking spaces.

On the first floor sits the main living room with a window to the front and a lovely Juliett balcony, providing views over the play field to the front.

On the second floor, stairs lead to a landing with a character staircase featuring solid beams and a glass balustrade. There are two good sized single bedrooms which share a separate bathroom fitted with a spa bath and a Victorian style telephone design hair shower and mixer tap, low flush WC, pedestal wash basin, tiled and tongue and groove panelled walls, with a window to the side.

On the third floor, stairs lead to a second landing with a rustic staircase having a glass panelled balustrade with door leading off to the master bedroom which has sloping ceilings, access to the eaves, fitted bedroom furniture and a window to the side. Also on this floor is a contemporary fully tiled wet room with concealed flush WC, vanity wash basin set on a wash stand, a generous shower area and heated towel radiator.

Outside, to the front of the property is a driveway providing side by side off road parking for two vehicles and a small garden area ideal for a bistro table and chairs, as well as a few pots.

Mill Green overlooks Shardlow playing fields, the village hall and children's playground. The property is also conveniently situated for local amenities within Shardlow, including the Trent and Mersey Canal where there are a couple of local pubs with a great atmosphere, there are more pubs and restaurants in the village within walking distance, as well schools and Shardlow Marina. There are good road links with the A50, A52, access to East Midlands Airport (the Skylink bus picks up in the village) and the M1 motorway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C

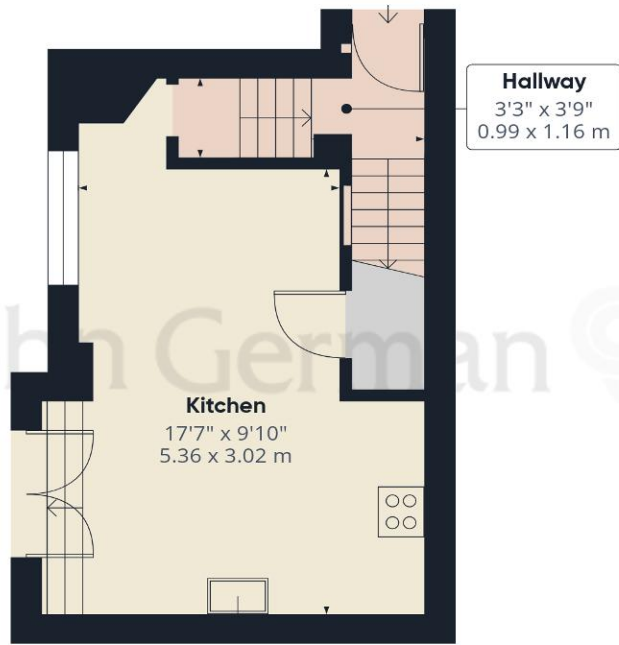
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/19082025







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

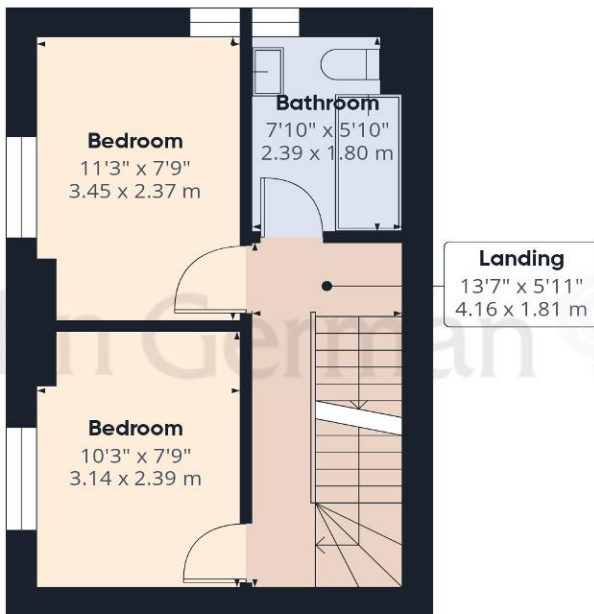
1034 ft<sup>2</sup>

96.1 m<sup>2</sup>

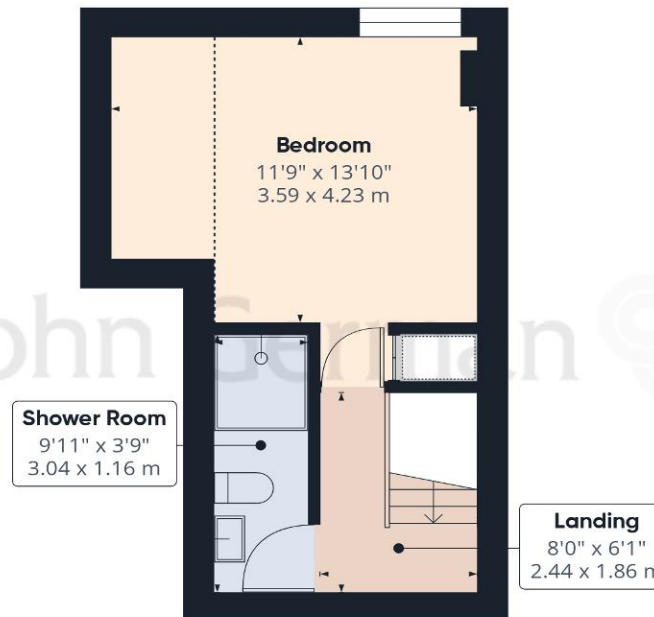
**Reduced headroom**

47 ft<sup>2</sup>

4.4 m<sup>2</sup>



Floor 2



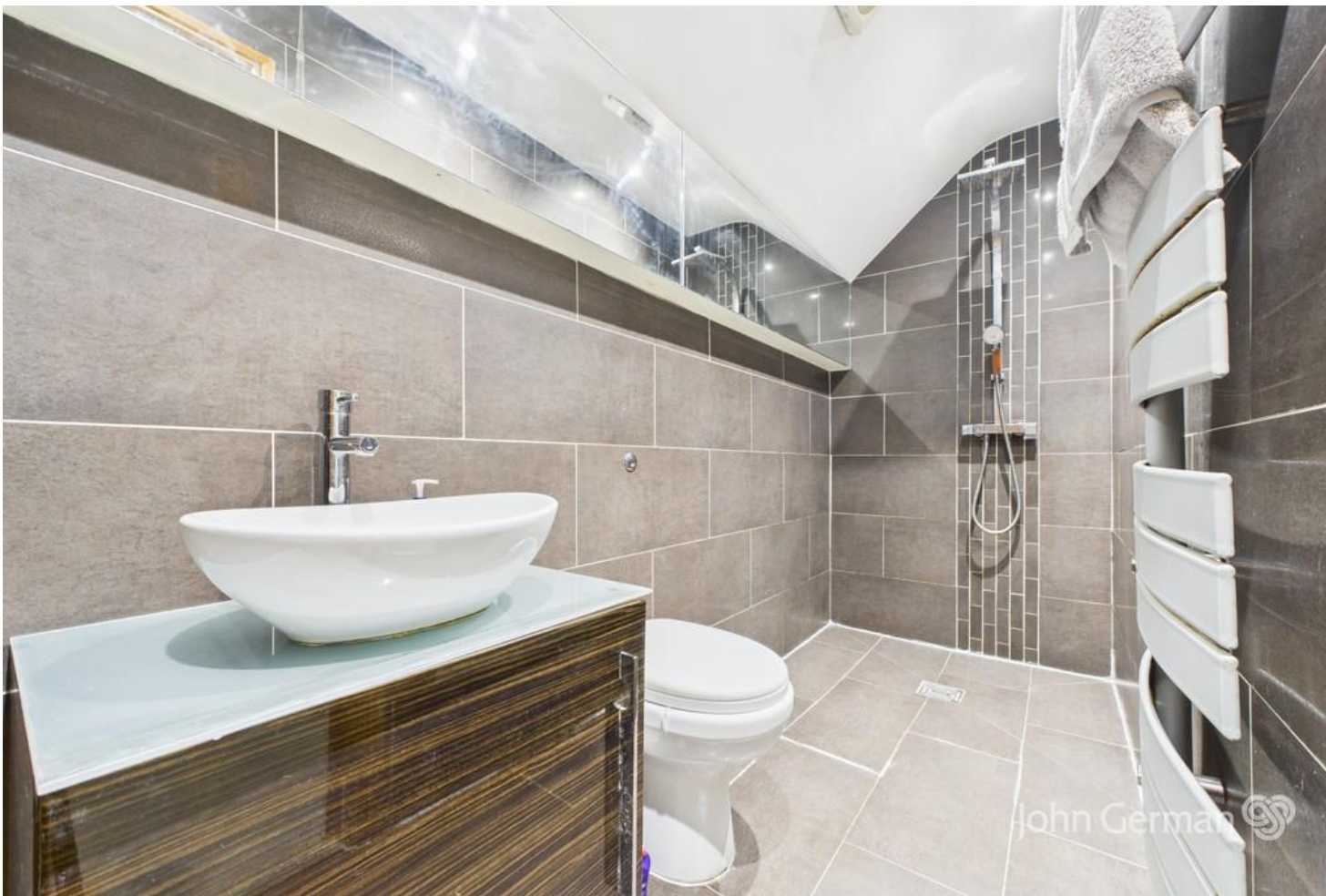
Floor 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

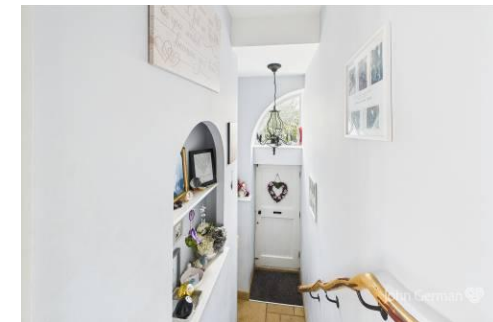
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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