37 Edward Street, Overseal, Derbyshire, DE12 6LJ

Guide Price £250,000

A well-presented three-storey home enjoying an attractive edge-of-development position with open countryside views to the rear, nestled in the heart of the National Forest. Extending to approximately 1,124 sq. ft., the accommodation is arranged over three floors and includes a spacious kitchen/diner with French doors to the garden, a separate ground-floor office, first-floor living room, three bedrooms, en-suite shower room, family bathroom and ground-floor WC. Outside, the property benefits from an enclosed landscaped rear garden together with allocated parking and a garage, while its position beside open fields provides a particularly appealing outlook.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP N0. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
Overseal is a well-regarded and sought-after National Forest village, offering a strong sense of community alongside everyday amenities including local shops, a primary school, public house and countryside walks on the doorstep. The village is particularly well placed for commuters, with excellent road links via the A444, A42 and M42 providing access to major centres including Ashby-de-la-Zouch, Burton upon Trent, Tamworth and Birmingham. A wider range of shopping, leisure and schooling options can be found in nearby Ashby-de-la-Zouch and Burton upon Trent, with rail connections available from both Burton and Tamworth. The surrounding National Forest countryside further enhances the appeal, offering a blend of village living with accessible transport connections.

Travel distances (approx.):
Ashby-de-la-Zouch – 4 miles
Tamworth – 7 miles
Lichfield – 12 miles
East Midlands Airport – 12 miles
Birmingham Airport – 28 miles
Burton upon Trent Railway Station – 6 miles

ACCOMMODATION DETAILS
The front door opens into a central entrance hall, with a useful ground floor WC and stairs rising to the upper floors. To the front is a separate office, while to the rear is the kitchen/diner, fitted with a range of shaker-style units, work surfaces and integrated cooking appliances, with space for dining and French doors opening onto the garden.

The first floor provides a spacious living room with French doors and views towards the surrounding countryside, together with Bedroom One and an adjoining en-suite shower room.

On the second floor are two further bedrooms and the family bathroom, completing the accommodation.

OUTSIDE
Outside, the property has an enclosed rear garden with paved seating areas and established planting. There is also a garage and allocated parking, while the rear aspect enjoys an open outlook over adjoining countryside.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority
South Derbyshire District Council - Tel::01283-595795

Council Tax
Band - D

Agents Note
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession
The property is freehold with vacant possession being given on completion

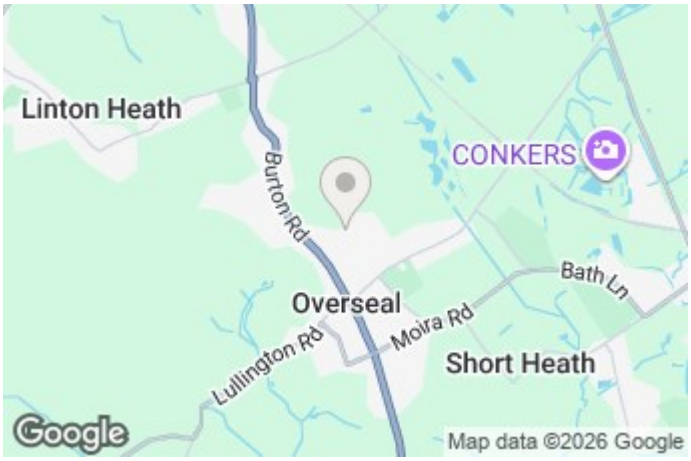
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

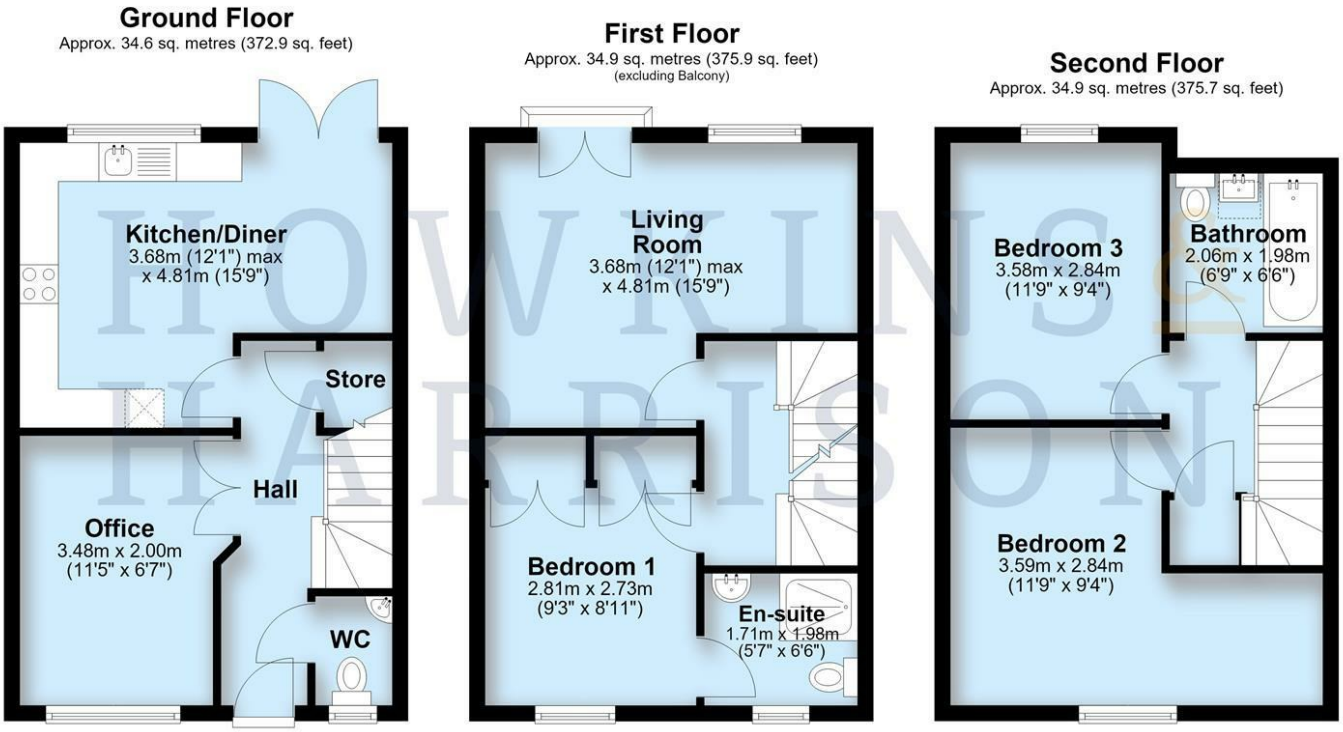
Services
None of the services have been tested. None of the services have been tested - ' to be personalised to property' mains water, electricity, gas and drainage services need to be added and any broadband provider.

Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

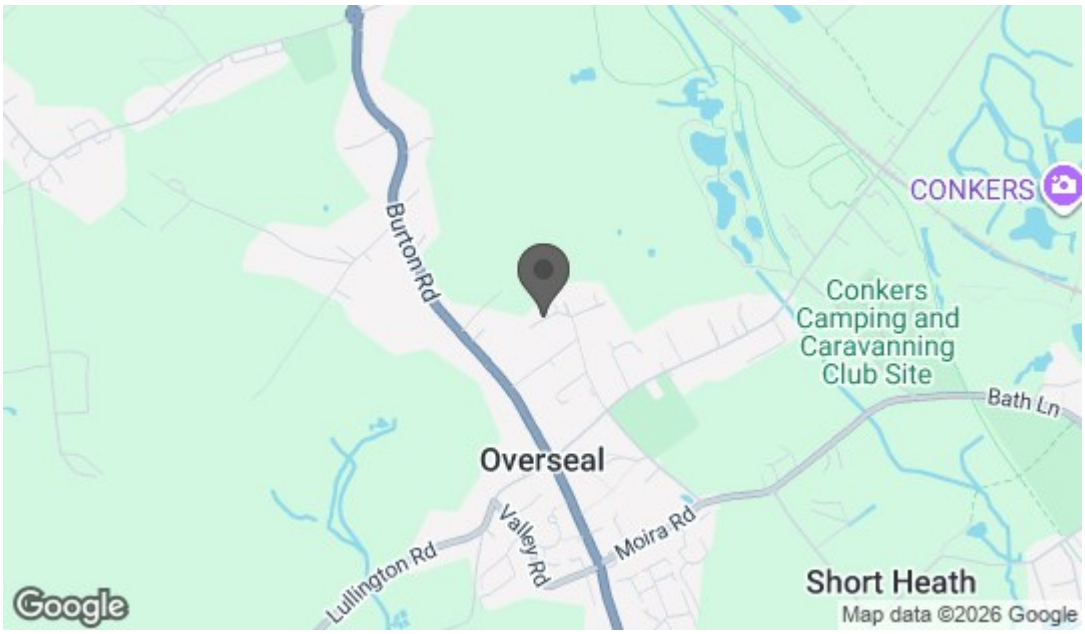
Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

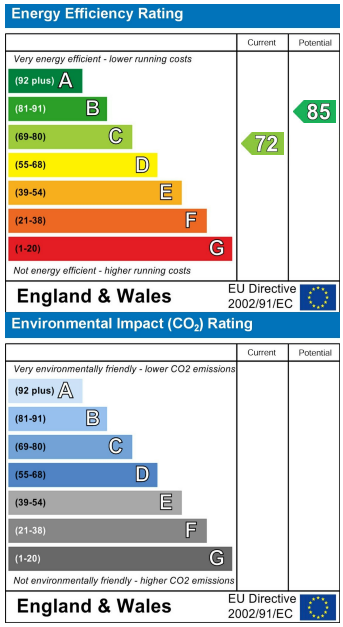
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Total area: approx. 104.5 sq. metres (1124.5 sq. feet)





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