Station Road

Rolleston-on-Dove, Burton-on-Trent, DE13 9AB

John German

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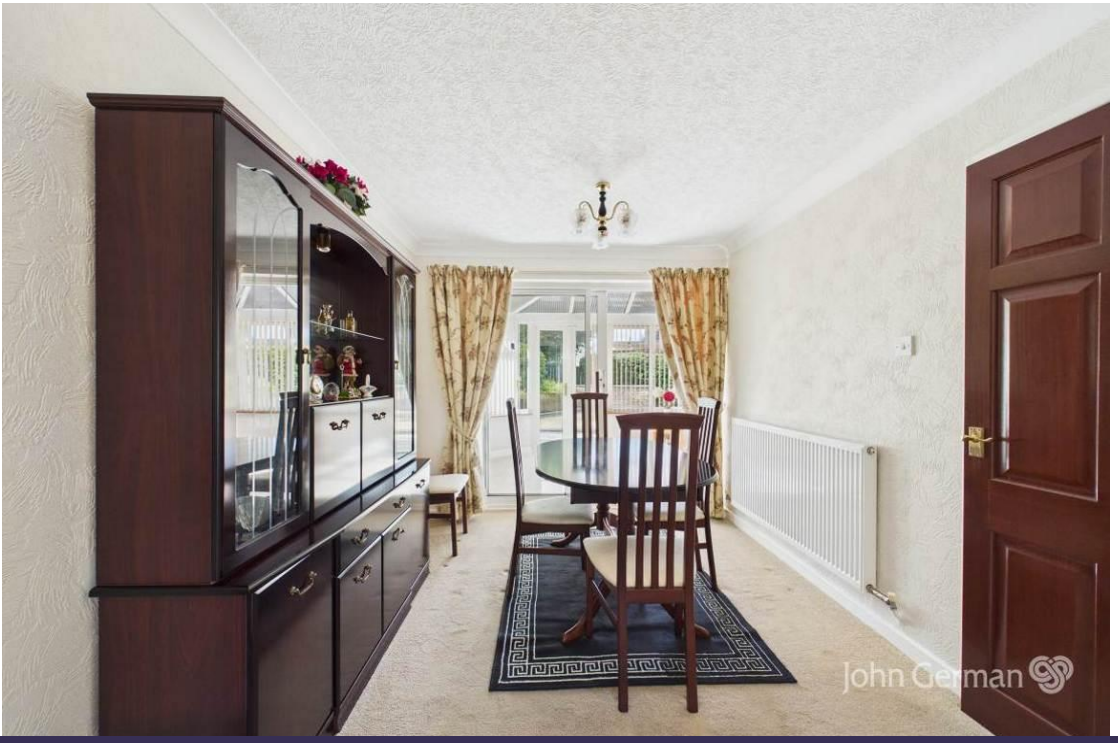
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£340,000

Offered with no chain, this light & spacious village home is set on a large corner plot ready to move into with plenty of potential featuring two reception rooms, conservatory, a good size breakfast kitchen, guest WC, three bedrooms, shower room, generous drive & established gardens.

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This lovely welcoming home is set in an established location on Station Road close to the village centre. Rolleston-on Dove is a picturesque village with a thriving and active community served by an excellent range of amenities including two local pubs, Co-Operative convenience store, post office/newsagent, nature walks, a lovely church and cricket club to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Set behind a good expanse of driveway and a lawned front garden, the front door opens into a welcoming hall with staircase to the first floor. A door opens into a light and spacious lounge with a fireplace and window framing views to front. This leads onto the dining room with doors to the kitchen and the conservatory that in turn has French doors opening out to the rear garden.

The breakfast kitchen is well appointed with a range of units, the cooker is to be included and there is space for further appliances. Two windows frame garden views and leading off the kitchen is a useful side entrance hall with a guest WC and a handy internal door to the garage.

The landing has doors off to three bedrooms, the master with fitted wardrobes and views to front, bedroom two overlooks the rear garden and bedroom three has a useful storage cupboard and a window to the front. The shower room features a modern suite plus a towel rail/radiator and tiled walls.

To the rear and side are attractive established gardens with a paved terrace and mature borders. At the end of the garden is a large summer house/shed and a greenhouse is located in the side garden. There is plenty of outdoor space ideal for those wanting a good size garden to enjoy.

The house is beautifully presented and ready to move into, also offering plenty of potential for a buyer to put their own stamp on or extend (subject to planning).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03082026
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.

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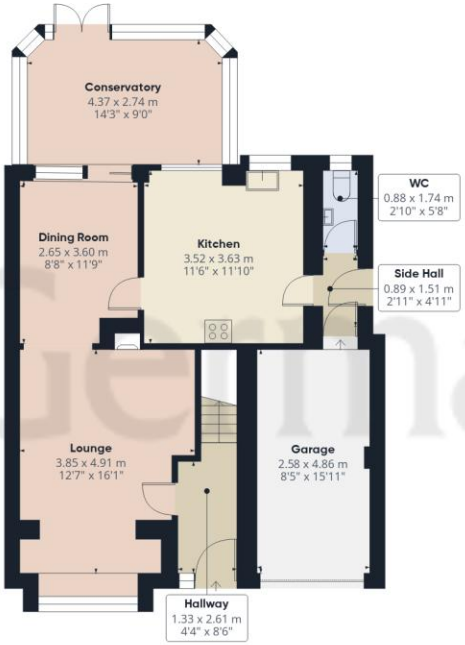
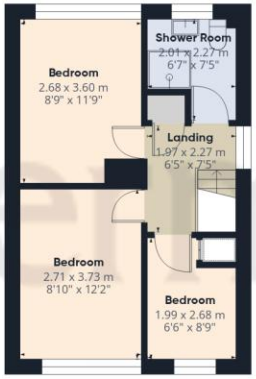


Ground Floor



Floor 1

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Approximate total area(1)

105.9 m²

1140 ft²

(1) Excluding balconies and terraces

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

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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.

Agents' Notes

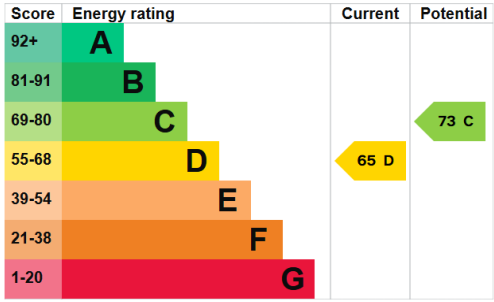
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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