



MELBOURNE
Sales & Lets

Ealand Street, Burton-On-Trent, DE13 9AY
Offers In The Region Of £550,000

23 Ealand Street, Rolleston-On-Dove, Burton-On-Trent, DE13 9AY

Welcome to this impressive four-bedroom detached home on Ealand Street, Rolleston-on-Dove.

The ground floor features a spacious entrance hall, large lounge, and a separate dining room. The modern kitchen includes an island, a cosy snug area, and access to the utility room, which opens directly into the rear garden. There is also a convenient downstairs WC.

Upstairs you'll find a master bedroom with ensuite and ample built in wardrobe space, a second bedroom with its own ensuite, two further well-proportioned bedrooms, and a family bathroom.

Outside, the property benefits from a double garage, driveway parking, and an enclosed rear garden.

Situated in the popular village of Rolleston-on-Dove, this is an excellent family home in a sought-after location.



Tenure

Freehold

this agent's employment has the authority to make or give any representation or warranty in respect of the

Council Tax Band

East Staffordshire Council

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Council Tax Band : F

Saturday 10am - 3:30pm.

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or

Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in







Floor 0



Floor 1



Approximate total area⁰⁰
1678 ft²
Reduced headroom
22 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

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

GIRAFFE360



Floor 0



Approximate total area⁰⁰
887 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.

GIRAFFE360

