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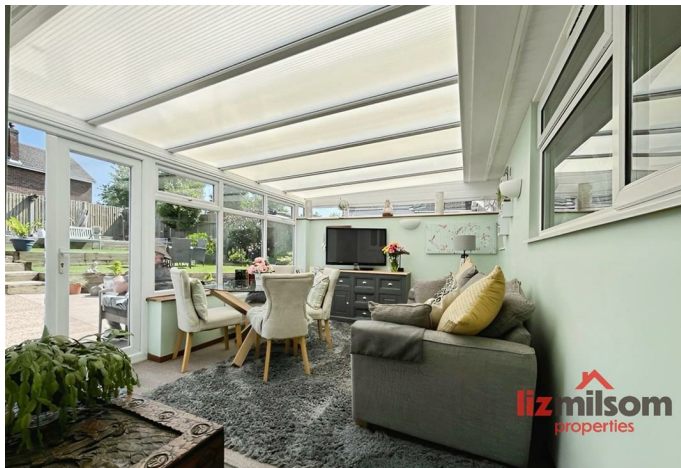
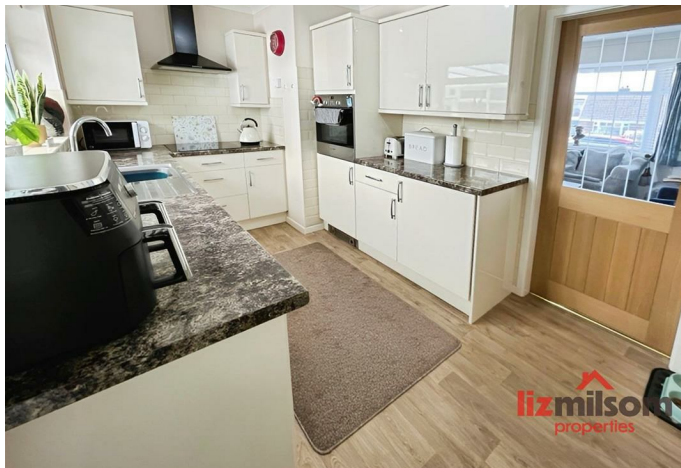
13 Birch Avenue
Swadlincote, DE11 0NG
£285,000

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13 Birch Avenue, Swadlincote, DE11 0NG

**** LIZ MILSOM PROPERTIES **** are delighted to present this immaculately presented DETACHED TWO BEDROOM BUNGALOW, offered in true move-in ready condition. Ideally located close to local amenities and just a short drive from Swadlincote town centre, the property has been significantly upgraded by the current owner. Internally the property consists of Reception Hallway, spacious Lounge, stylish modern Kitchen, two DOUBLE Bedrooms, contemporary Shower Room and landscaped low-maintenance gardens. The property benefits from a larger-than-average GARAGE, ample OFF ROAD PARKING and a private rear garden—making this an ideal purchase for those seeking quality, comfort, and convenience. Early viewing is highly recommended! EPC Rating "D"/Council Tax Band "C"

- DETACHED 2-Bedroom Bungalow
- Spacious Lounge with bay window
- Large Conservatory
- Two DOUBLE bedrooms
- Low-maintenance rear garden
- Immaculate, move-in ready condition
- Modern fitted Kitchen
- Stylish Family Bathroom
- Larger-than-average GARAGE
- Driveway for multiple vehicles



Location

Newhall itself has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Overview

The internal accommodation is both spacious and thoughtfully arranged. Upon entering, you are welcomed by a generous Reception Hallway, featuring solid oak internal doors which branch off to the Lounge, two Bedrooms and Family Bathroom. The heart of the home is a bright and airy Lounge with a walk-in bay window and feature fireplace, providing a warm and inviting space to relax. A modern fitted Kitchen offers a range of contemporary units and integrated appliances, including an oven, electric hob, extractor, washing machine, and freezer. The rear inner Hallway provides access to the separate Utility Area with space and plumbing for a washing machine and also the versatile Conservatory. This room enjoys plenty of natural light and opens directly onto the garden—perfect for year-round enjoyment.

Both Bedrooms are comfortable DOUBLES, with the master Bedroom overlooking the rear garden and the second bedroom featuring another attractive bay window to the front. A stylish, recently refitted shower room completes the interior, with a double shower cubicle, vanity unit, WC, and built-in storage that neatly houses the boiler.

Reception Hallway

Spacious Lounge

14'4 x 10'9 (4.37m x 3.28m)

Fitted Kitchen

13'0 x 7'9 (3.96m x 2.13m.2.74m)

Separate Utility

6'6 x 3'4 (1.98m x 1.02m)

Splendid Conservatory

14'8 x 11'0 (4.47m x 3.35m)

Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

Bedroom Two

11'9 x 9'1 (3.58m x 2.77m)

Family Bathroom

7'9 x 5'6 (2.36m x 1.68m)

Outside - Overview

Externally, the property continues to impress. The front and rear gardens have been fully landscaped for ease of maintenance, with the rear featuring a large patio area, tiered artificial lawn, and decorative slate sections—offering an attractive and usable outdoor space without the upkeep. A larger-than-average garage with power, lighting, and a courtesy door provides excellent storage or workshop potential, while the private driveway offers ample parking for multiple vehicles.

Located within walking distance of local shops, amenities, and bus stops, and just a short drive from Swadlincote town centre, this property is superbly positioned for convenience while still offering peace and privacy.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

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9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



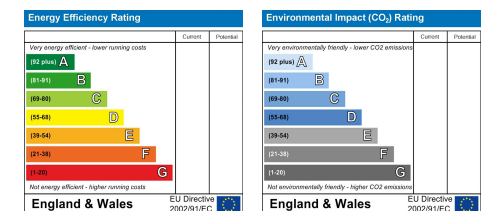
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

For SatNav purposes follow DE11 oNG



Seabrook House, Dinmore Grange, Hartshorne,
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COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: 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 you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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