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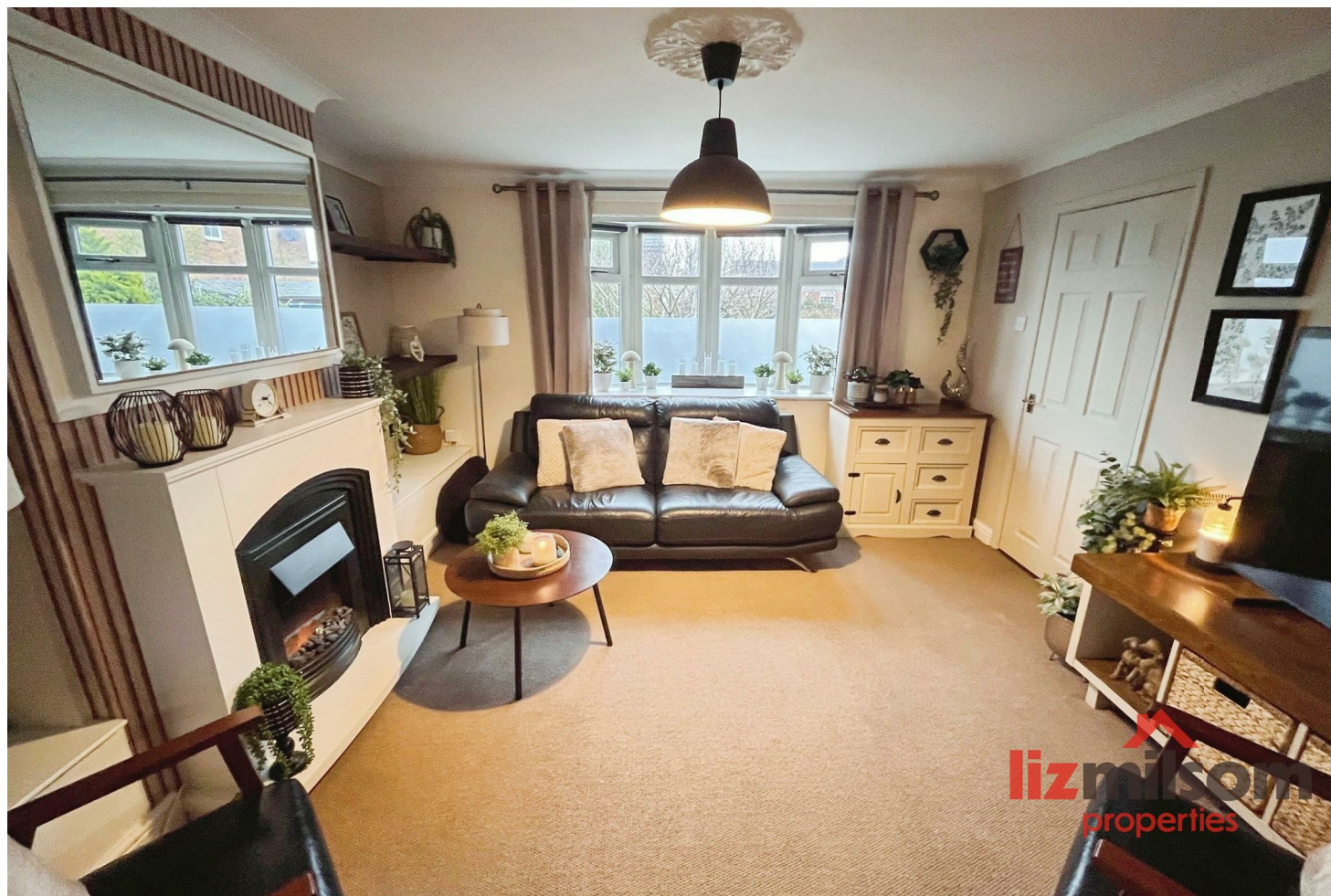
57 Wellwood Road
Swadlincote, DE11 0JQ
£189,950


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57 Wellwood Road, Swadlincote, DE11 0JQ

***** LIZ MILSOM PROPERTIES ***** are delighted to present 57 Wellwood Road. A beautifully presented and modern throughout, this spacious end-terraced family home occupies an impressive corner plot within a quiet close of just six properties. The property offers generous front and rear gardens, multiple seating areas and a superb covered outdoor entertaining space, perfectly combining indoor comfort with outdoor living. Internally, the home features a welcoming entrance hallway, bright bay-fronted lounge opening into the dining room with patio doors, and a stylish fitted kitchen. Upstairs are three well-proportioned bedrooms and a modern and contemporary family bathroom. With excellent privacy, wide side access and useful outbuildings, this fantastic home is ideally suited to first-time buyers and growing families seeking a move-in ready property in a peaceful yet convenient location.

- Beautifully Presented End-Terraced Family Home with Generous Corner Plot
- Modern fitted kitchen overlooking the garden
- Three well-proportioned bedrooms
- Fantastic covered outdoor entertaining space
- Ideal for first-time buyers or growing families
- Spacious Lounge with bay window
- Separate dining room
- Modern Family Bathroom
- Generous front and private rear garden with useful outbuildings
- EPC: E / TAX BAND: A



Location

Located within the sought-after Newhall area of Swadlincote, 57 Wellwood Road benefits from a well-established residential setting with a strong sense of community and excellent day-to-day convenience. A range of local amenities are close by, including supermarkets, independent shops, cafés and healthcare facilities, while well-regarded primary and secondary schools are all within easy reach, making the area particularly appealing to families.

The property is ideally positioned for commuters, with straightforward access to the A444 and A511 providing routes to Burton upon Trent, Derby and Leicester. Mainline rail services are available from nearby Burton and Tamworth, offering connections across the Midlands and beyond.

For leisure and outdoor pursuits, residents can enjoy nearby parks, countryside walks and attractions such as Conkers within the National Forest. Blending modern convenience with access to green open spaces, this location offers an excellent balance for both work and lifestyle.

Overview

57 Wellwood Road is a beautifully presented end-terraced family home occupying a generous corner plot within a small, quiet close of just six properties. Positioned in the far right-hand corner, the home enjoys excellent privacy and impressive outdoor space. To the front, a brick retaining wall and wooden gate open into a very well-kept garden, partly laid to lawn with decorative borders, shrubs and trees. A pathway leads to the front door and side access gate, while various seating areas allow you to enjoy sunlight throughout the day.

The front door opens into a spacious entrance hallway featuring solid wood flooring, decorative coving, a telephone point, central heating radiator and ceiling light point, with a UPVC double glazed window to the left aspect and doors lead to the lounge while stairs rise to the first floor. The lounge is bright and welcoming, centred around an attractive electric fireplace and surround that adds character and charm. A large bay window to the front elevation floods the room with natural light, and further features include decorative coving and ceiling rose, TV aerial point, internet socket, central heating radiator and ceiling light point. A wide opening flows through to the dining room, with solid wood flooring and benefits from UPVC double sliding patio doors opening onto the rear garden. The dining room also offers decorative coving, a ceiling rose, central heating radiator and ceiling light point, with a door leading into the modern fitted kitchen.

Located at the rear, the kitchen overlooks the garden through a large UPVC window with drainer sink beneath. It is fitted with modern white high-gloss wall and base units with antique-effect handles and complementary rolled-edge work surfaces. The floor is finished in cream ceramic tiles with contrasting charcoal grout, and the walls are part tiled .There is an integrated freestanding cooker and three additional appliances. The kitchen also houses the property’s boiler and fuse board.

Upstairs, the landing features a wooden handrail, decorative coving, ceiling light point, a UPVC window to the side aspect and access to the

loft. Doors lead to three bedrooms and the family bathroom. The generous master bedroom sits to the front and includes decorative coving, a central heating radiator, ceiling light point and a large UPVC window, along with a storage cupboard Bedroom two is a good-sized double overlooking the rear garden with ample space for freestanding furniture, a central heating radiator and ceiling light point. Bedroom three is positioned to the front and features a raised single bed area above the stairwell with useful built-in storage beneath, plus decorative coving, a UPVC window, radiator and ceiling light point.

Completing the accommodation is the modernised family bathroom located to the rear, fitted with cream floor tiles and fully tiled walls. Two frosted UPVC windows provide natural light. The contemporary white suite comprises a low-level WC with chrome push flush, pedestal wash basin with mixer tap and a good-sized P-shaped bath with curved glass screen and wall-mounted electric shower. Additional features include decorative coving, a chrome heated towel ladder and two ceiling light points.

Outside, the rear garden is a real highlight, offering a covered entertainment area with seating that is ideal for enjoying both daytime and summer evenings, complete with wooden worktops and an outdoor Belfast sink. The outhouse is divided into three sections and includes an original outside WC with cold water tap and two separate storage areas, one of which has power and a rear window. Steps lead up to a further decked seating area with pleasant, low-maintenance shrub borders, while fenced and walled boundaries provide privacy. To the left-hand side, a brick wall with arch and wrought-iron gate opens to a wide side access area with concrete path, slabs and gravelled sections with ornamental shrubs and trees, along with practical space for storage and recycling bins. Overall, this fabulous home offers an excellent opportunity for first-time buyers or families to secure a well-presented property on a fantastic-sized plot in a quiet and convenient location.

Viewing Strictly Through Liz Milsom Properties

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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.

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.

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.

Making An Offer

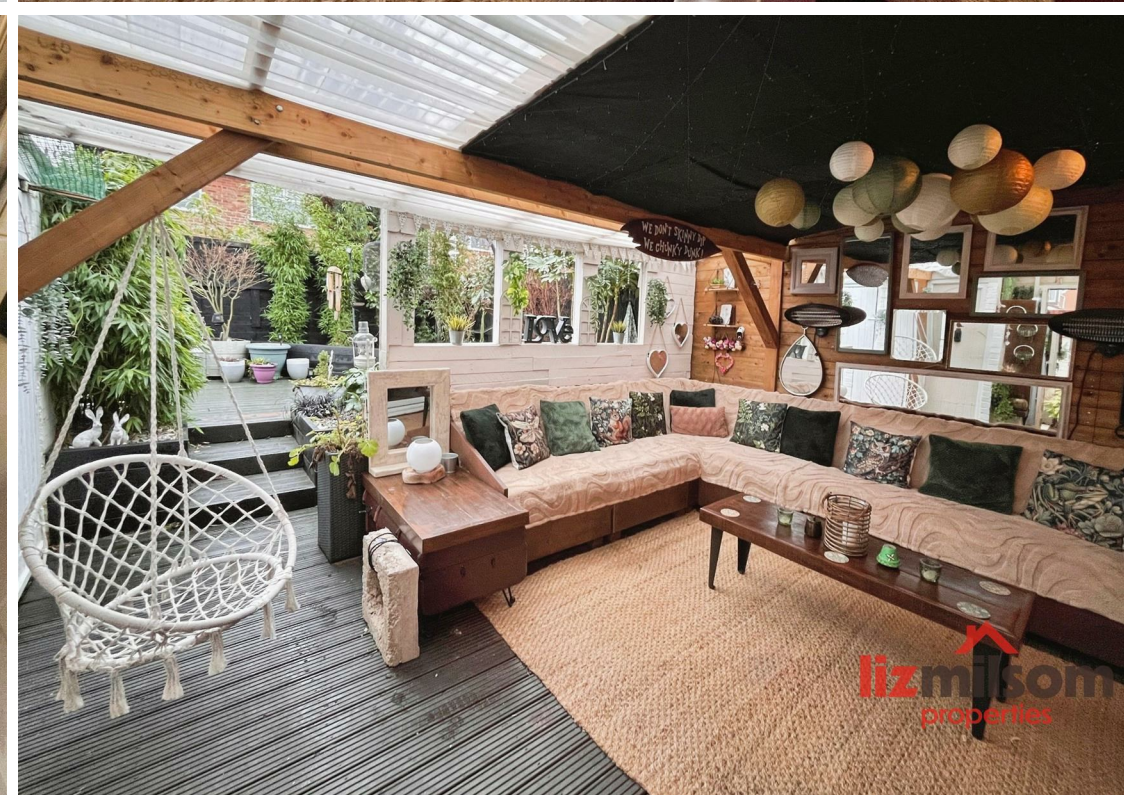
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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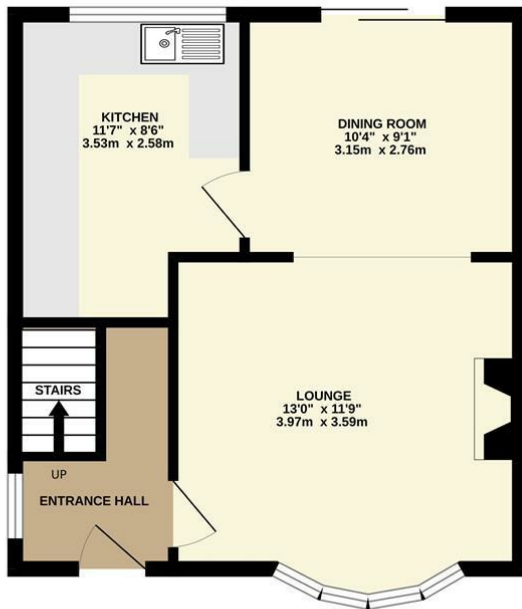
Disclaimer

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.

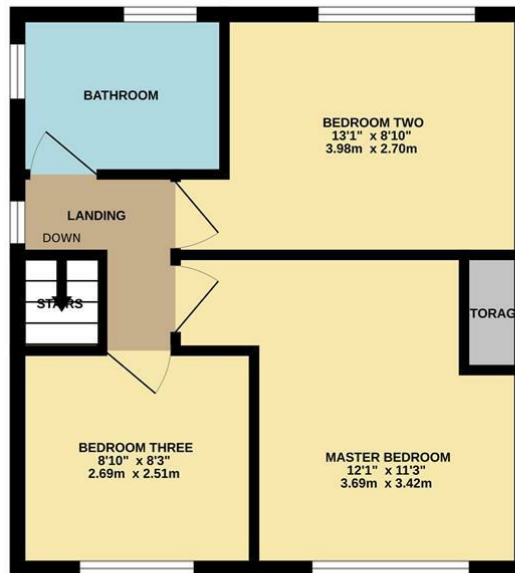


Directions

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

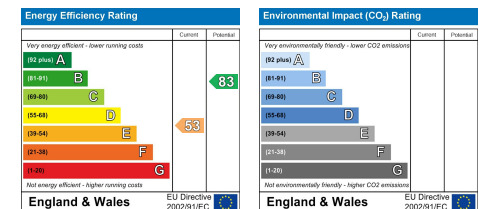


WELLWOOD ROAD, NEWHALL, SWADLINCOTE

TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

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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COUNCIL TAX

Band: A

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

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