

# Knowles Hill

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

John   
German





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£285,000

NO CHAIN

Set in a lovely non-estate location with an open aspect to front is this traditional semi featuring a hall, lounge, breakfast kitchen, dining room, the flexibility of a ground floor bedroom & shower room, two first floor bedrooms & shower room, large drive, garden & garage to rear.

Available with no chain is this traditional semi located in the sought-after village of Rolleston-on-Dove, a pretty spot with primary school, nature walks by the River Dove, two popular pubs and a village shop.

The property is set behind a large drive and has the benefit of a detached garage to the rear, accessed by a service road.

On the ground floor, the hall has stairs off to the first floor and a door to the spacious lounge with a bay window framing views to front. The breakfast kitchen is fitted with base and eye level units, a useful under stairs cupboard, a second handy front entrance door and a door to the dining/breakfast room, which has French doors to the rear. Off this room is a good size ground floor double bedroom and a wet room style shower room, ideal for those need ground floor bedroom accommodation. On the first floor, there are two further bedrooms and a shower room.

The established rear garden features a mix of borders and paving, with access into the large detached garage at the rear, making it ideal for a car enthusiast, as a workshop or a hobby space.

This lovely home is comfortable enough to move into with lots of potential to modernise in your own style.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04062026

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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

88.7 m<sup>2</sup>

954 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/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**



### 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

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**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.

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