Glebe Close

Coton-in-the-Elms, Swadlincote, DE12 8HF

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£300,000

Standing on a corner plot with an in and out drive is this lovely village bungalow with low maintenance gardens, three bedrooms with one offering an ideal home office, spacious lounge, dining/sitting room, kitchen plus utility, shower room & separate guest WC, with the National Forest and pubs closeby.



Located in the pretty village of Coton in the Elms perfectly placed for exploring the National Forest together with pubs closeby and the village primary school. It is also in easy reach of Burton on Trent, Ashby, Lichfield, Tamworth and beyond.

Offering an ideal home for downsizers and bungalow buyers, the corner plot features an in and out drive together with low maintenance gardens with a useful outhouse and a large timber shed.

The porch opens into the hall with a guest WC and doors leading off.

The sitting/dining room is a light and spacious room with wood flooring and an opening into the well appointed kitchen with a range of units along with a built in double oven and hob. Leading off is the lounge which is an ideal space to relax having a fireplace and window framing views to front.

There is an inner hall with a useful storage cupboard and doors to bedrooms one and two along with the shower room having a shower, basin, WC and tiled walls.

Bedroom one is a generous double as is bedroom two and both open into a large conservatory with garden views.

Bedroom three is currently used as a home office/study with a tiled floor and a door linking through to a useful and good size utility with fitted units and space for additional appliances. There is a practical internal door to the garage that has timber front doors out to the drive.

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: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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: South Derbyshire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/08092026
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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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Approximate total area(1)

101.4 m²

1092 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



Agents' Notes

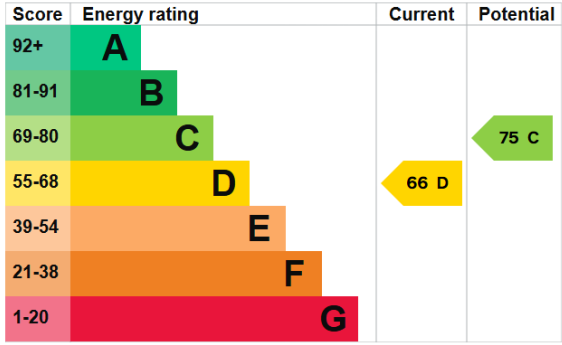
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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