

Walford Road

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



Offered for sale with NO ONWARD CHAIN is this semi-detached family home in the sought-after village of Rolleston on Dove. Presenting as a fantastic opportunity for those looking to modernise and create their very own family home.

£245,000



John German 

Nestled in the heart of Rolleston-on-Dove, this semi-detached family home is just a short walk from local shops, pubs, sports clubs, and community facilities catering to all ages. Well-regarded schools are nearby, and excellent rail links from Burton and Tutbury connect to London and beyond. The Peak District, National Forest, and other major attractions are also within easy reach.

The home is approached from the road and enjoys a driveway to the side of the property which leads all the way to the detached garage, providing plenty of off-road parking. The garage can be accessed by either up and over doors to the front or an external side door, from the garden. There is a separate outhouse to the back of the garage, which is mainly used for storage.

As you enter the home, you are greeted by a sizeable hallway, which has stairs leading to the first-floor landing and gives access to the main living space and downstairs w/c. The ground floor has been extended to both front and rear and is a fantastic space to relax or entertain. The living room features a fireplace and sliding doors which lead out to the rear garden.

Sat adjacent to the living room is the fitted kitchen. The kitchen features matching wall and base units with worktops over, eye level oven, four ring gas hob with cooker hood above, built-in fridge and freezer, plumbing for washing machine, sink and drainer and an external door leading to the driveway to the side of the home.

To the first-floor landing, this property boasts three generous sized bedrooms, two of which could comfortably fit a double bed. The master bedroom and second bedroom have built in sliding wardrobes. All the bedrooms share a shower room which features a shower enclosure, wash hand basin and w/c.

The rear garden is a true delight. Not particularly overlooked by neighbouring properties, enclosed to the perimeter by wooden fencing. The garden has a patio space for outdoor furniture alongside a further lawned area with mature shrubs and planted borders.

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

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

Our Ref: JGA/15052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area⁽¹⁾</div> <div>1179 ft²</div> <div>109.6 m²</div> <div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div>GIRAFFE360</div>
 <p>Ground Floor Building 2</p>		





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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