

Brookside

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



Available with no upward chain, this beautifully presented traditional property is located in the sought after village of Rolleston-on-Dove, with picturesque views to the front. Having refitted kitchen, lounge and plenty of character features.

Guide Price £225,000

John German

Located in the heart of Rolleston-on-Dove, a charming and characterful village hosting a range of amenities including shops, pubs and schools is this smartly presented two bedroom property, offered to market with no upward chain.

With front entrance porch opening into the lounge, the character is immediately obvious, with wooden beams to the ceilings and an open fireplace with surround and tiled hearth. There is also alcove storage unit with shelving above, a useful understairs storage cupboard and central heating radiator. Stairs rise to the first floor.

A further door leads through to the smartly appointed kitchen/diner, comprising a range of eye level and base units with work surface over, stainless steel sink and drainer unit with mixer tap, oven and gas hob with overhead extractor and tiled splashback. There is also appliance space and plumbing for a washing machine.

The rear lobby gives access out to the rear garden, and also has a door to the downstairs cloakroom, with WC, hand wash basin and central heating radiator.

Upstairs the landing opens out into the master bedroom, with double glazed window and central heating radiator, as well as a further fireplace. A door leads in to the second bedroom, with the bathroom beyond this.

The bathroom has a two tone suite, with panelled bath having shower over, low level WC and hand wash basin with mixer tap.

Outside, the property has a spacious rear patio with outbuilding providing storage and adjacent pathway leading to an additional garden area which is laid to lawn, also having patio and summerhouse. There is also a separate, shared rear access.

Note: The property has previously suffered damage as a result of flooding. Measures have been taken to prevent future occurrence, further details of which can be obtained by contacting the office.

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

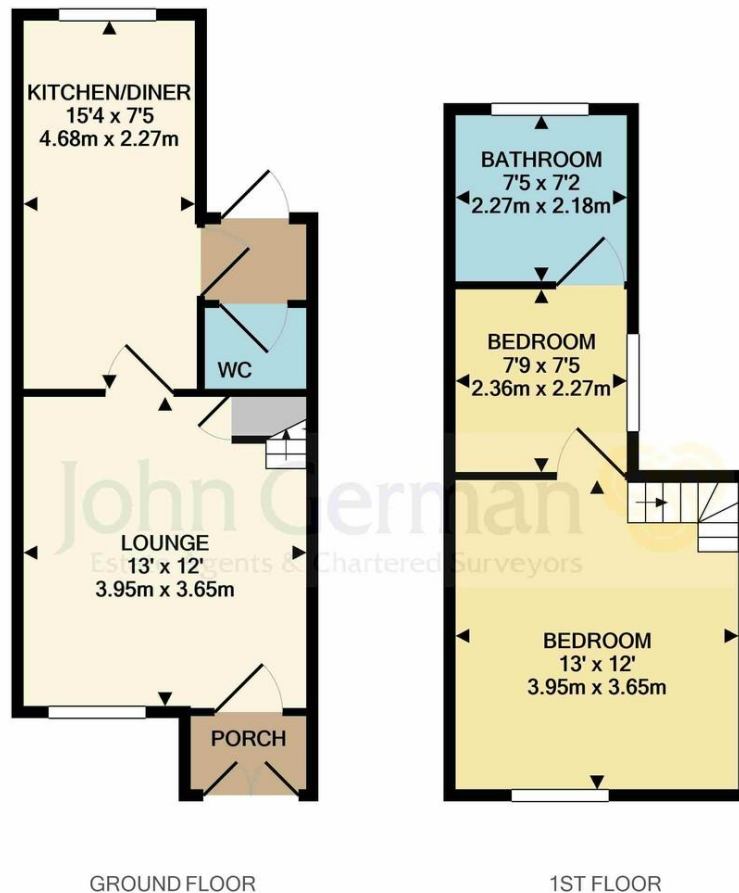
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

www.eaststaffs.gov.uk

Our Ref: JGA/20042021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	54 E	
21-38	F		
1-20	G		



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.

John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent