

# Church Street

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



Standing on a fantastic plot is this traditional 1930's semi detached home offering tremendous scope and potential with the benefit of being situated within this picturesque village location and available with the advantage of No Upward Chain.

**£244,950**

John German 

Set in the popular Derbyshire village of Coton-in-the-Elms, handy for the nearby centres of the Cathedral city of Lichfield, Tamworth, Burton-on-Trent, Ashby and beyond, together with National Forest surroundings and village pub, this 1930's semi detached home is ideal for those seeking to embrace village life.

Set on a good sized plot with gardens to the front, side and rear with plenty of off-road parking and an open storm porch giving access to the front entrance door which opens into a light and spacious hall with staircase off to the first floor and useful under stairs storage cupboard with gas central heating boiler.

There are two reception rooms with the lounge enjoying views to the front with fire surround. The dining room is, again with fire surround enjoying views over the rear.

The fitted kitchen is equipped with a range of base and eye level unit with integrated oven, hob and extractor, and a door leading through to a good sized conservatory which enjoys views across the rear gardens.

To the first floor, the landing has doors leading off to three bedrooms, two of which are doubles. The two larger bedrooms both have fireplaces adding to that character feel.

The family bathroom is fitted with a white suite comprising bath with mixer shower over and screen, pedestal wash hand basin and WC, plus complimentary tiled walls.

To the front, gardens are laid to lawn together with a block-pave driveway. To the rear, the gardens are largely laid to lawn with two useful brick outhouses providing valuable storage. Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
<https://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning>

**Our Ref:** JGA/04082021

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C



Ground Floor Building 1



Floor 1 Building 1

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

920.49 ft<sup>2</sup>  
85.52 m<sup>2</sup>

**Reduced headroom**

12.03 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	80   C
39-54	E		
21-38	F		
1-20	G		



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

01283 512244  
burton@johngerman.co.uk

#### Agents' Notes

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#### 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.

**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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