





Lovely family home in an attractive village location with a large rear garden, three good sized bedrooms and a spacious open-plan dining kitchen.

NO UPWARD CHAIN

£250,000



Situated in the admirable, sought-after village or Coton-in-the-Elms with plenty of access to countryside walks and two popular pubs within the village, together with being well placed for the nearby centres of Lichfield, Tamworth, Ashby-de-la-Zouch and Burton-on-Trent. This superb family home has plenty to offer with a village Primary School within easy walking distance.

On the ground-floor, the entrance porch leads through into the light and spacious dining lounge, having a fire surround providing the focal point and a door leads through, giving access to the stairs, and a further leading to the dining room.

Tiled flooring runs through the dining room and a wide, open arch gives an open-plan feel through to a fitted kitchen, equipped with a range of base and eye-level units with work surfaces over, a window to the side, and space for appliances.

A door leads through to the rear porch/utility, which benefits from additional appliance space, as well as a guest WC with close coupled WC and wash hand basin.

To the first floor, the landing has a useful storage cupboard and doors leading off to three very well-proportioned bedrooms, including the master which enjoys vies across the rear gardens and fields lying beyond. The impressive family bathroom has been refitted with a modern white suite comprising panelled bath with shower and screen over, vanity units with wash basin, WC, built-in storage cupboard, and part-tiled walls.

The property has the benefit of off-road parking, accessed via a shared driveway. There is also an integral single garage with an upand-over front entrance door. The rear gardens are perfect for family life and for children to enjoy, with a good stretch of lawn. The property is sold with the advantage of no upwards chain!

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 www.southderbyshire.gov.uk/our-services/planning-and-buildingcontrol/planning

Our Ref: JGA/02122021

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



















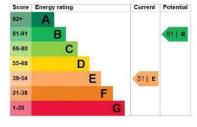
Agents' Notes

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Referral Fees

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