

Alderbrook Close

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



A well presented semi detached family home situated in the picturesque village of Rolleston on Dove.

NO UPWARD CHAIN

£250,000

John German 

Rolleston-on-Dove is a picturesque village with a thriving and active community served by an excellent range of amenities including two local pubs, Co-Operative convenience store, post office/newsagent, family run traditional butchers and cricket club. It is perfectly placed for the commuter with excellent access to the A38 and A50 together with a regular bus service to both Burton and Derby. For local schooling it falls in the catchment area for John of Rolleston Primary School on Chapel Lane and De Ferrers Academy for secondary pupils.

A uPVC entrance door opens into the hallway with laminate effect flooring, stairs to the first floor.

The living room has a uPVC double glazed bay window to the front and a brick-built fireplace housing a fire.

The open plan kitchen diner has a fitted range of base and eye level units with contrasting worktops over, tiled splash backs, inset stainless steel sink and drainer, four ring gas hob and gas oven, extractor hood and a built in dishwasher. Our client has advised they will be leaving the larder fridge and washing machine. There is ceramic floor tiles, a useful under stairs cupboard, two uPVC double glazed rear facing windows together with a door giving access to the rear garden.

On the first floor are three bedrooms, two of which are double sized rooms. The recently refitted modern shower room has a double shower enclosure, low level WC, wash hand basin with storage below, chrome heated towel rail and attractive wall tiling and panelling.

To the front is a lawned garden with a variety of plants and shrubs. A generous block paved driveway leads to the single garage with an up and over door. Side gated access leads to the enclosed rear garden having a paved patio with lawn beyond surrounded by mature planted display borders.

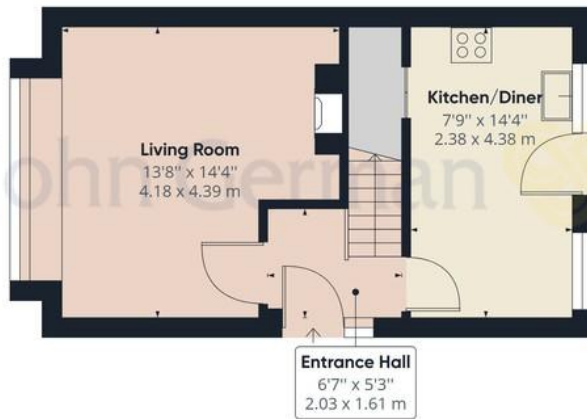
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.eaststaffsbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/200223

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



Ground Floor



Floor 1

John German 🏡

Approximate total area⁽¹⁾

694.79 ft²
64.55 m²

(1) Excluding balconies and terraces

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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

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

01283 512244
burton@johngerman.co.uk

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.

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

JohnGerman.co.uk Sales and Lettings Agent