

# Dodslow Avenue

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



A lovely three bedroom home, ideal as a first time family home in a desirable village location. Ready to move into, with two reception rooms, smart fitted kitchen, three bedrooms, a lovely refitted shower room and gardens enjoying a southerly aspect. No upward chain.

£220,000

John German 

Situated in the pretty and sought after village of Rolleston-on-Dove with two popular pubs, village store and favourable school catchment is this lovely three bedroom mid terrace home.

The house offers light and spacious accommodation in a well sought after location with excellent transport links provided by the A38 and A50 with Burton-on-Trent just being a few minutes drive away.

There is a canopy porch with useful outside storage cupboard and door opening into a generously sized hallway with staircase off to the first floor and doors leading off, including a large understairs storage cupboard.

There are two reception rooms, with the lounge featuring a bay window framing views to front and an archway opening into the dining room where French doors open out to the rear garden.

At the heart of the house, there is a well appointed kitchen with a range of base and eye level units with work surfaces over, sink and drainer unit, integrated oven, hob and extractor, space for further appliances and window and door out to the rear garden.

To the first floor, the landing has doors leading off to three bedrooms, two doubles and a single bedroom. All bedrooms share an impressive, refitted shower room with a large shower enclosure, pedestal wash hand basin, WC and storage cupboard.

The rear garden features a paved terrace and shaped lawns and enjoys a lovely south-easterly sunny aspect. There is a shared path giving rear access.

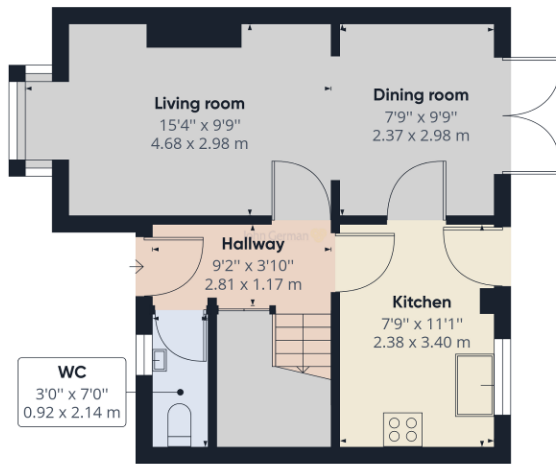
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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.

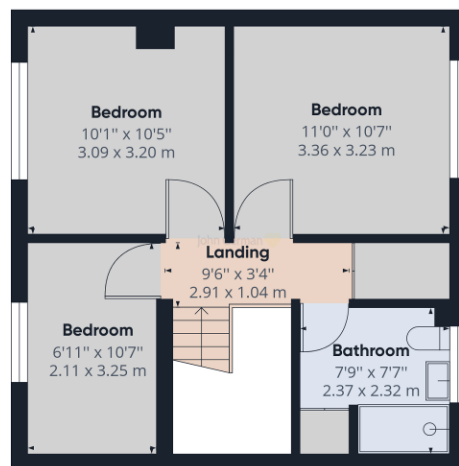
**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05052023

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



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
 815.67 ft<sup>2</sup>  
 75.78 m<sup>2</sup>

(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



John Gorman





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### 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.

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