

Station Road

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

John German






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£270,000

Reduced for a quick sale – No upward chain



Stylish modern semi detached home located in the pretty village of Rolleston-on-Dove overlooking fields to the front, with very well laid out accommodation and easy access to road links.

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 to name a few. 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. There are train stations in Burton, Derby and Lichfield.

To the front of the property is a stunning open plan kitchen/diner fitted with light grey high gloss base and eye level units with work surfaces over, composite sink and drainer with mixer tap, wine rack, double oven, four ring gas hob and extractor hood, integrated dishwasher and fridge/freezer. There is space and plumbing for a washing machine and tumble dryer, space for a six seater table, laminate floor, central heating radiator and ceiling spotlights.

The ground floor cloakroom is fitted with a two piece suite comprising low flush WC and pedestal hand wash basin, central heating radiator, laminate floor plus tiling to splashback areas.

The lounge overlooks the rear garden via a double glazed window and French doors, central heating radiator, laminate floor, built-in storage, TV point and sockets.

On the first floor stairs lead to a the landing with fitted carpet, airing cupboard, central heating radiator, storage cupboard and a further staircase rising to the second floor.

Bedroom two is a good double with built-in wardrobes, sockets, central heating radiator and carpet, double glazed window with field views to the front.

Bedroom three is also a double room with a double glazed window to rear aspect, built-in wardrobes, sockets, central heating radiator and carpet.

Bedroom four is a generous single bedroom with a double glazed window to rear aspect, sockets, central heating radiator and carpet.

The family bathroom completes the accommodation on this floor fitted with a three piece suite comprising panelled bath with shower over, low flush WC, pedestal hand wash basin, central heating radiator, laminate floor, extractor fan and part tiled walls, double glazed window to the rear.

On the second floor is the master bedroom with a double glazed dormer window to the front aspect with views over fields, built-in wardrobes, TV point, sockets, central heating radiator, loft access and eaves storage.

The en suite shower room is fitted with a low flush WC, pedestal hand wash basin, a fully tiled shower enclosure, central heating radiator, laminate floor, extractor fan and part tiled walls.

Outside the property is set back from the road behind a walled low maintenance front garden with gated access.

The rear garden is fully enclosed with artificial lawn, paved patio, fenced borders, pathway, flower borders, light and an outside tap. Gated rear access leads to the garage and parking.

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.

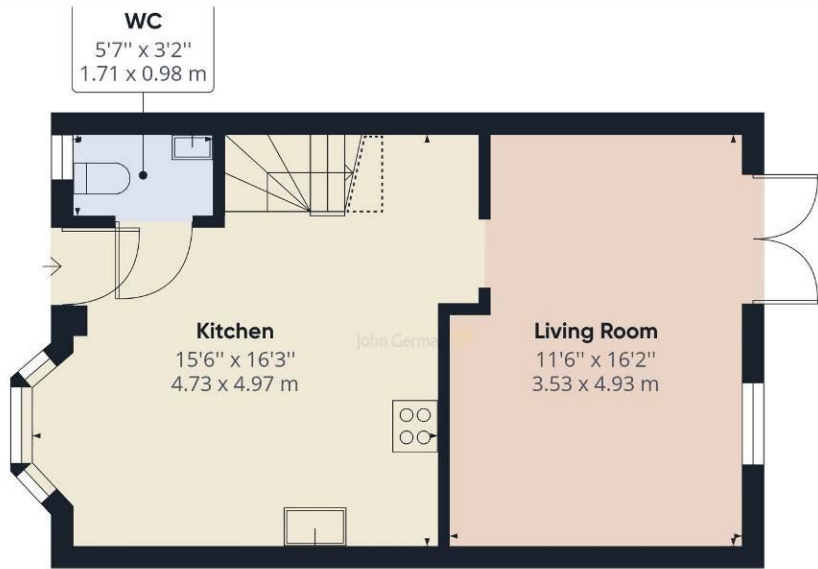
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08062023

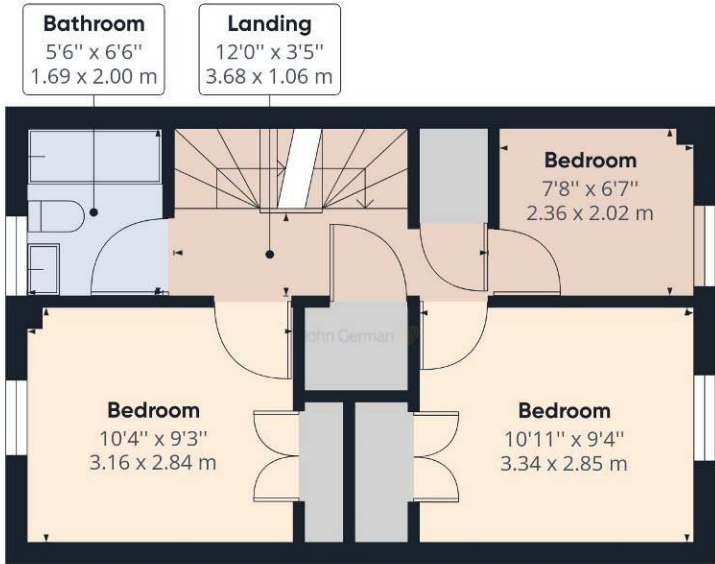
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



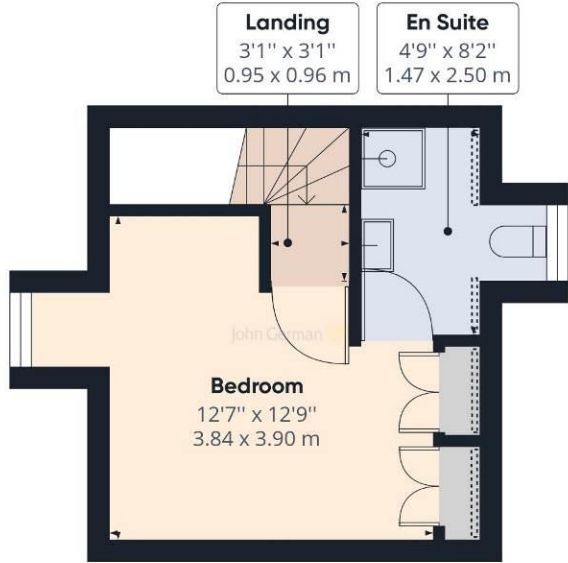




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1049.62 ft²
97.51 m²

Reduced headroom

13.06 ft²
1.21 m²

(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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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