

# Coronation Street

Overseal, Swadlincote, DE12 6LH



An excellent home of superb proportions, a perfect FTB in a village location comprising hall, guest cloaks, modern breakfast kitchen, large rear lounge opening into a wonderful conservatory, 2 great sized bedrooms, family bathroom, off road parking and landscaped private gardens to the rear.

Offers over £180,000

John German

Overseal is situated on the A444 about three miles south of Swadlincote, in South Derbyshire. A busy local village with lots going on including a great village school, Church, local shops, great fish and chip shop and of course the pub! The convenience of the location is great with Junction 11 of the M42 close by for those wanting access to both Tamworth and Birmingham, coupled with the National Forest, Conkers, Moira Furnace and Hicks Lodge for families.

The property sits back from the road behind a double width driveway which provides parking. An entrance door opens to reveal a welcoming reception hallway with a useful guest's cloakroom leading off and staircase leading to the first floor. Immediately to your left is a modern fitted open plan breakfast kitchen with a range of high gloss base and wall mounted cabinets with complementary black countertops incorporating a sink and mixer tap, ceramic hob with extractor hood above and oven beneath plus an integral dishwasher. There is space for a washing machine and tiled flooring throughout the room and into the breakfast area where there is ample space for a family table.

The lounge is a well proportioned reception room with a feature fireplace, coving to the ceiling and French glazed double doors opening out into a double glazed conservatory room that has clear glass roof, windows to three sides and picture windows with French double doors open out to the landscaped rear garden which has a lovely paved patio area and benefit from not being overlooked. The garden shed has electrics installed.

Upstairs, leading off the large landing you will find two excellent sized bedrooms. The master is a larger than average bedroom and overlooks the rear garden. The family bathroom is finished in white with bath, WC and pedestal wash and basin. A cupboard houses the combi central heating boiler.

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

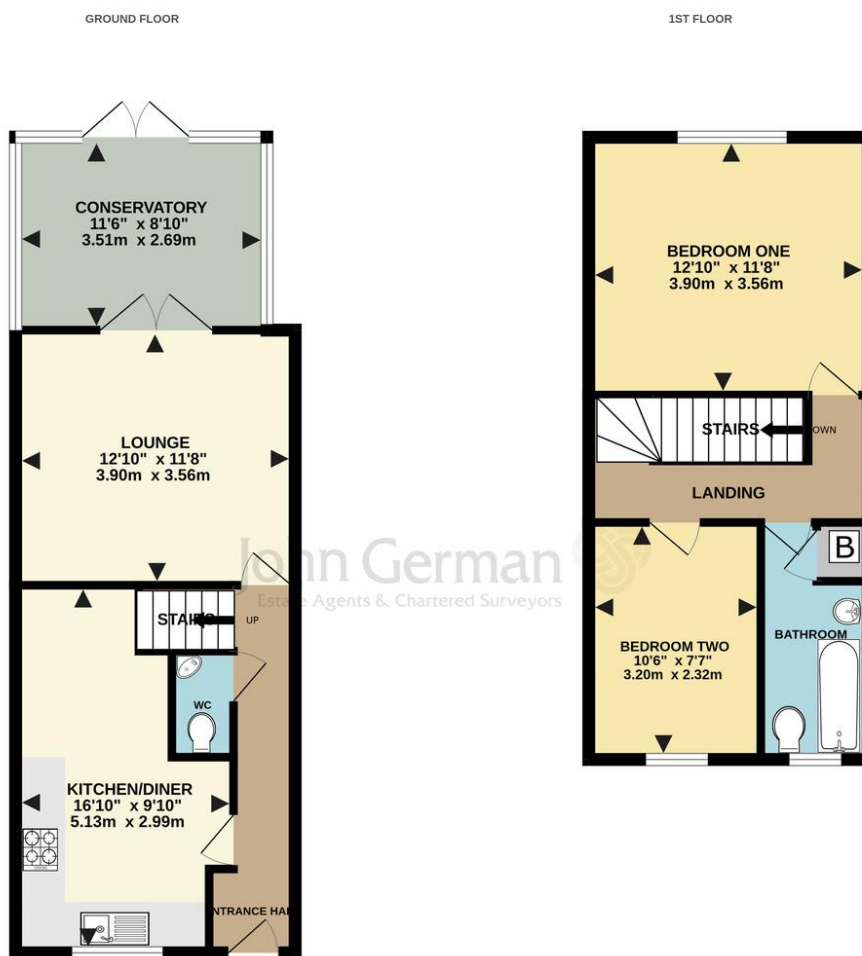
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

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

**Our Ref:** JGA/28072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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.

**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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