

# Station Road

Rolleston On Dove, DE13 9AA

John   
German



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£250,000

**Ready for modernisation and offering tremendous scope and potential to improve is this traditional semi detached on a substantial plot with parking and garage, 3 bedrooms, family bathroom and 2 reception rooms, in a desirable village setting.**

Available with no upward chain and offering a superb opportunity for a buyer to modernise and renovate in their own style, offering tremendous scope and potential on a substantial garden plot close to the heart of Rolleston on Dove. Set behind a wide driveway with garage is this traditional semi detached home, just a few minutes drive away from the A38 providing excellent transport links, and with the village itself having two popular pubs, primary school and village store.

Set behind a block paved frontage providing ample off road parking with a garage with a roller door and doorway opening through to rear gardens.

Front entrance door opens into a porch with Minton style tiled floor, wall mounted gas central heating boiler and door into an inner hallway, with staircase off to the first floor and doors leading off.

Through to a reception room with window to front, offering an ideal lounge or sitting room, and the second door off the hallway opens through to a good sized dining room with window framing views to rear and door leading through to the kitchen which is ready for refitting, and a doorway leading onto a wet room style shower room with shower area, pedestal wash hand basin and WC. This room could also be repurposed as a utility room/guest cloakroom.

To the first floor, the landing has doors leading off to three bedrooms, all generous in their proportions with bedroom three giving access to the first floor bathroom.

As previously mentioned, there is a substantial rear garden, perfect for those searching for lots of outdoor space with extensive lawns and outhouses which may offer further potential.

**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:** JGA19092023

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







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Approximate total area<sup>(1)</sup>  
 1493.22 ft<sup>2</sup>  
 138.72 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.

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### Agents' Notes

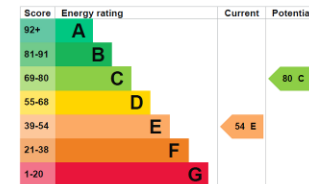
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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