

# Station Road

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



A spacious two bedroom semi detached home with a large double garage in a secluded position with lounge, dining kitchen and gardens in a desirable village setting.

£240,000



John German



Occupying a secluded spot set well back from Station Road, is this semi detached two bedroom home, perfect for somebody to downsize to or a young professional couple. With excellent transport links to the A38 and a pretty village setting, with two popular pubs and a shop.

Set well back off a gravelled driveway providing access to this property and a neighbouring property, the front entrance door opens into the hall with staircase off to the first floor and doors leading off.

The lounge enjoys a dual aspect with a fire surround providing the focal point.

There is a good sized dining kitchen with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor hood, space for further appliances, plenty of space for a dining table, windows to front and rear, and a door opens out to the rear garden.

To the first floor, the landing has doors leading off to two double bedrooms and the bathroom. Both bedrooms are generous in their proportions with the benefit of built in storage/wardrobes.

The bathroom has a shower cubicle, panelled bath, pedestal wash hand basin, WC and towel rail/radiator.

With off road parking and a double garage, perfect for a car enthusiast or just adding that extra layer of storage, and gardens with a paved terrace, ideal for outside dining and shaped lawns. The neighbouring property has pedestrian access across the rear.

**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)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/19092023

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

#### 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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