

Shotwood Close

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



This well presented two bedroom end of terrace property will make the ideal first home. Jam packed full of features including a generous garden, off road parking, conservatory and is ready to move straight in to. Located on a quiet cul-de-sac and in close proximity to local shops, pubs and schools.

£240,000

John German

As you pull up to the home you will first see the driveway parking to the right hand side of the home. Through the front door and into the porch area you first come to the kitchen which is on the left hand side. The kitchen consists of both overhead and undercounter cupboards, a range of appliances including a freestanding oven and extractor as well as ample workspace.

The open plan living/dining room is behind the kitchen, this room benefits from neutral décor and a feature fireplace, the conservatory is accessed from the lounge through sliding doors. This large conservatory overlooks the garden and benefits from neutral décor, carpets and central heating.

Upstairs there are two generous bedrooms and family bathroom.

The master bedroom will easily accommodate a double bed and benefits from a built-in wardrobe.

The secondary bedroom will make an ideal children's room or home office.

The bathroom is well maintained and features a sink, WC and bath with an overhead shower.

Outside, the large rear gardens consist of a decked area, paved patio and well maintained lawns with garden beds.

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: JGA28112023

Local Authority/Tax Band: East Staffordshire Borough 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.

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