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



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/environmentagency Our Ref: JGA28112023 Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

















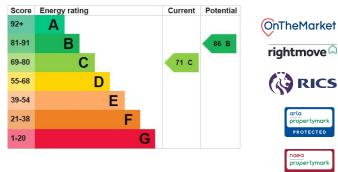


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make ours raises details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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