

# Wren Close

Woodville, Swadlincote, DE11 7QP

John  
German



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£205,000

**Lovely semi detached bungalow set on a popular cul de sac location, well presented and offered for sale with no upward chain. With private garden to the rear, off road parking fitted kitchen, lounge, modern shower room and double bedrooms - a perfect retirement property.**

This modern semi detached single storey home has been lovingly looked after and is ideal for anybody seeking ground floor living. The property has the benefit of no upward chain and enjoys an excellent and convenient location.

Woodville enjoys an excellent range of local amenities including shops catering for most day to day needs, schools of all grades, recreational facilities, centres of employment and frequent public transport services to both Ashby and Burton upon Trent town centres. Woodville is also conveniently placed on the doorstep to the National Forest with its many scenic country walks and cycle tracks, and popular Conkers Visitor Centre. The M42 is nearby which provides swift access to many East and West Midland conurbations.

The property sits in a cul de sac location behind lawned fore garden with driveway to the side providing off road parking. The entrance door brings you into the reception hall where there is a useful coat cupboard to the right. Directly ahead of you is a modern fitted kitchen which has base and wall mounted cabinets wrapping around three sides of the room with complimentary roll top work surfaces incorporating sink with mixer tap and ceramic tiled splashbacks, integral gas hob, eye level electric oven with space for microwave above, integrated fridge freezer and space for washing machine. A uPVC double glazed door provides access onto the side drive. The lounge is a well proportioned room and has coving to the ceiling, front facing bow window and at the focal point an Adam's style fireplace with marble effect hearth and back and inset fire.

The bungalow offers the buyer two double bedrooms with bedroom one having the benefit of fitted wardrobes. Both bedrooms overlook the rear garden. The shower room has been refitted and has full height tiling to the walls, vanity wash hand basin with cupboard beneath, WC and a corner quadrant oversized shower with shower panelling and shower above.

Outside to the rear of the property, the garden offers excellent privacy with a large paved patio area and is laid mainly to lawn. The detached former garage has uPVC twin entrance doors with light and power points.

**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)

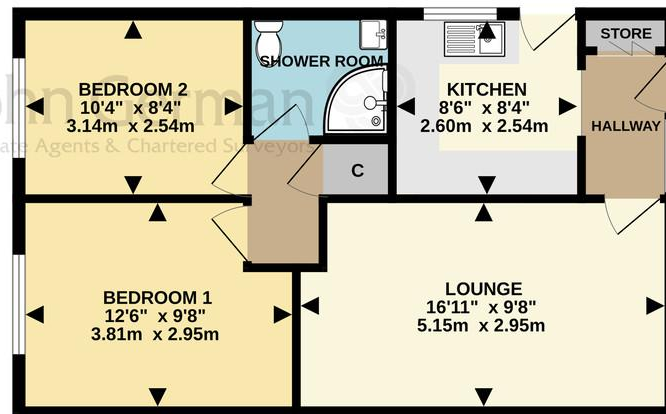
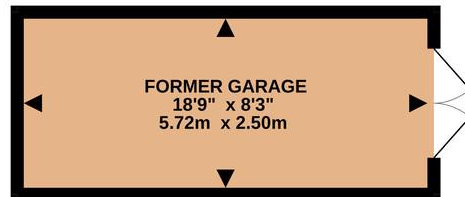
**Our Ref:** JGA/05122023

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





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents' Notes

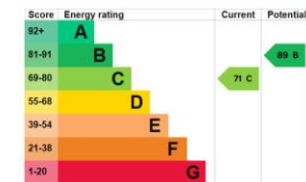
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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