



(() 200



A lovely village bungalow that has been extended and improved to offer a superb home with highlights including open plan living/dining/kitchen, two bedrooms, shower room, low maintenance gardens and driveway.

£250,000



Situated in the sought after village of Rolleston on Dove is this superb extended semi detached bungalow that is within easy walking distance to a range of a menities two local pubs, Co-Operative convenience store, post office/newsagent, family run traditional butchers, hair salon, a lovely church and cricket dub to name a few together with a regular bus service to both Burton and Derby. It is also well placed for the A38 to Lichfield, Derby, Birmingham, the A50 and more.

Set behind a drive way providing a mple off road parking. A side door opens into an entrance area that in tum opens into the extended living/dining/kitchen that is equipped with a stylish range of units complemented by contrasting worktops plus an integrated oven, hob and extractor. French doors open out to the rear, there is a mple space for a dining table alongside a cosy living area, all creating a perfect space for families and entertaining.

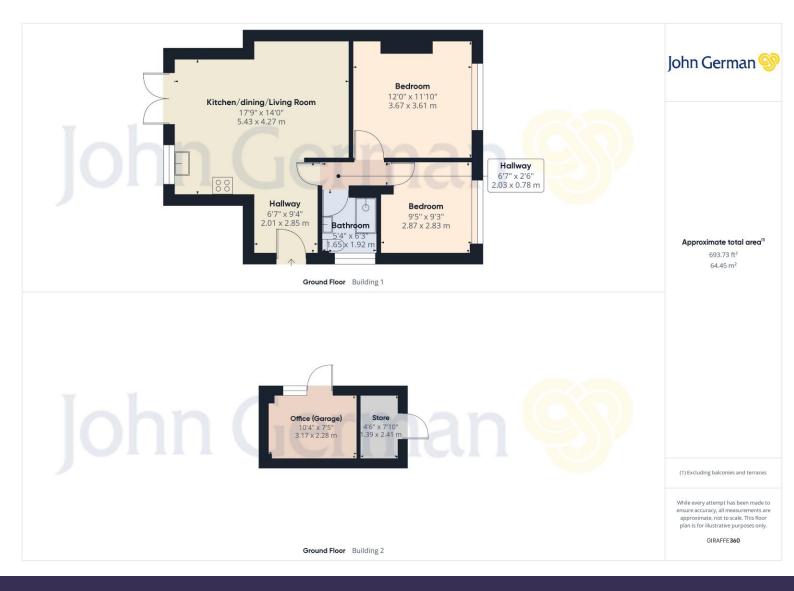
An inner hall gives a ccess to two bedrooms, the master is a generous double with space for wardrobes and overlooks the front while bedroom two has a meter cupboard and also overlooks the front.

The shower room is fitted with a modern suite comprising shower cubide, fitted vanity unit with wash basin and concealed cistem WC, part tiled walls and window to the side.

The rear garden has been designed for low maintenance having a paved terrace, artificial lawn and planted borders. The garage has been temporarily converted into a home office/studio with light, power, telephone point, spotlights plus a useful separate storage area (buyers should be aware there are no building regulations for the conversion).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: TBC See Ofcom link for speed: https://checker.ofcom.org.uk/ Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/ Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B Useful Websites: www.eaststaffsbc.gov.uk www.gov.uk/government/organisations/environment-agency Our Ref: JGA/16022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

















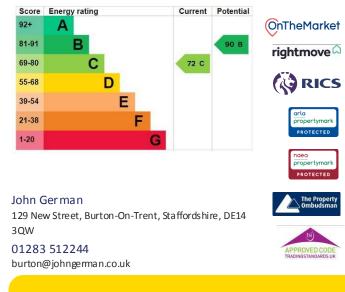


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation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

## 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 More relief. Money Limited

Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent