



Edward Street

Albert Village,

DE11 8ER

Offers In Excess Of £170,000

A deceptive 3 bedroom EXTENDED SEMI DETACHED family home with LOFT CONVERSION enjoying a spacious WELL PRESENTED interior with over 900 sq ft of living space, a BEAUTIFUL FITTED DINING KITCHEN, utility room, re-fitted bathroom, long rear garden with patio & OFF ROAD PARKING.



Property Features

- Semi Detached
- Deceptive Interior
- Quiet Location
- 935 Sq ft
- Loft Conversion
- 3 Bedrooms
- Family Bathroom
- Fitted Kitchen
- Utility Room
- Off road Parking

Full Description

A most deceptive & well maintained 3 bedroom extended semi detached home with a loft conversion occupying a quiet position within the heart of the National Forest, perfectly placed close to the Albert Village Community Primary school, which also feeds into the Ashby schools with Albert Village Lake & Conkers visitor center right on your doorstep.

With an entrance porch, utility area/wc, the re-fitted luxury kitchen is very much at the heart of the home enjoying a comprehensive range of stylish units with solid wood worktops and belfast sink, whilst the cosy lounge is the perfect retreat. On the first floor are two good sized bedrooms and main family bathroom, with the loft conversion providing the main bedroom. Externally the long rear garden enjoys a sunny rear aspect with patio and there is also allocated off road parking.

Albert Village occupies a great position, lying in the heart of the National Forest, embracing everything that the National Forest offers, including the popular Lake, Conkers, Hicks Lodge Cycle centre and Moira Furnace, whilst being conveniently placed for the M42 leading to many east and west midlands towns including Tamworth and Birmingham. The village enjoys a highly popular village school, also within the Ashby school catchment, village pub, regular bus service into Swadlincote and lies approximately 4 miles from the popular market town of Ashby de la Zouch

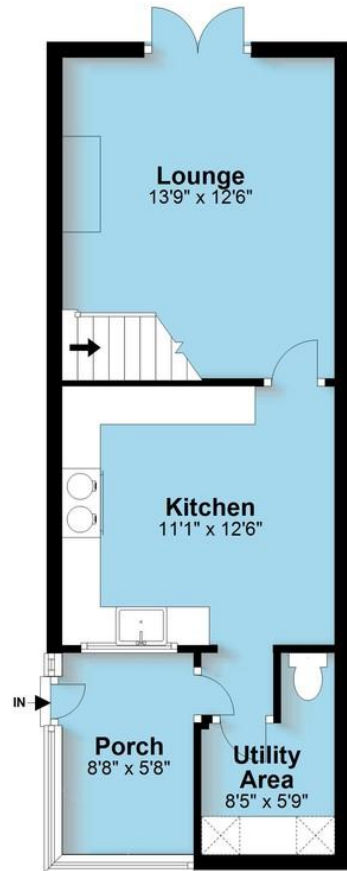
TENURE We are advised the property is Freehold

COUNCIL TAX The property is in Band A

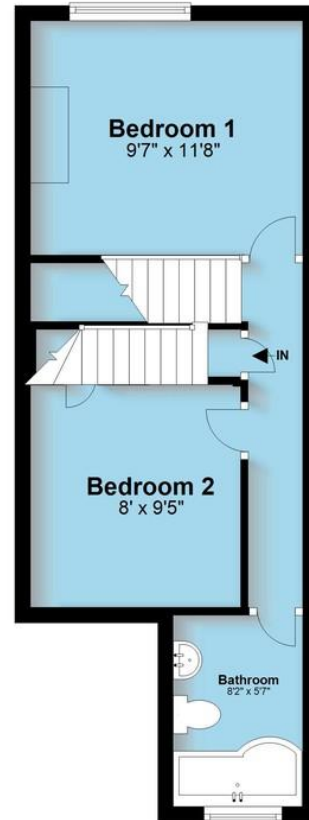




Ground Floor



First Floor



Second Floor



Total area: approx. 935.9 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		

8 The Pass Courtyard
 43 Market Street
 Ashby-De-La-Zouch
 Leicestershire
 LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
 01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements