## Station Road Rolleston-on-Dove, Burton-on-Trent, DE13 9AA







Stunning two bedroom detached character property in the sought after village of Rollestonon-Dove. No upward chain.

£375,000

John German 🎯

This stunning two bedroom detached character property is ready for its new owners to enjoy. Meticulously maintained and oozing with charm and style properties like this do not come along very often. Located in the much sought after village of Rolleston-on-Dove, this property is ideally located close to local schools, restaurants and countryside walks.

As you pull up to the home you will see the double driveway, the property is full of character features from the off with a beautiful front façade.

As you enter the property into the main hallway, you see the character features straight away with timber beams and windowsills.

The first reception room is located on the left hand side, this beautiful room benefits from a feature fireplace, timber beams and ornate windows.

The kitchen/dining room is located at the rear of the home and has access to the rear garden. This room features both under counter and overhead storage, neutral bright décor, a deluxe free standing oven/hob and benefits from lovely natural light.

The bathroom is located at the rear of the home, this immaculately presented bathroom consists of a bath, shower, WC and sink.

The first floor consists of two extra large bedrooms, both of them having lovely natural light and feature pitched ceilings with exposed timber beams and solid timber floor.

The rear gardens consist of a storage shed, mature gardens and patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Standard Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C Useful Websites: www.gov.uk/government/organisations/environment-agency Our Ref: JGA26032024

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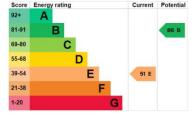


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation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

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