

Burton Road

Coton-in-the-Elms, Swadlincote, DE12 8HJ



A character packed two double bedroom semi detached cottage with garden, located in the picturesque village centre and offering deceptively spacious accommodation.

£245,000



John German

Coton-in-the-Elms is a delightful small village in South Derbyshire, approximately 10 miles north of Lichfield and 5 miles south of Burton-on-Trent with convenient access to the A38 and surrounding by semi rural countryside, farmland and villages. The village offers a primary school and two public houses.

The cottage is uPVC double glazed and gas centrally heated and offers an enclosed rustic style entrance porch with stable doors that gives access to the country cottage sitting room with front facing window, feature brick fireplace and walling, and access in turn to the rear facing dining room with open plan kitchen leading off.

The dining section has a lovely old fireplace with fitted log burning stove, staircase leading off to the first floor and wide open access to the fitted modern fitted with a range of cream panel fronted base and wall units, contrasting worktops and splashback tiling, inset sink unit, built in cooker, hob and extractor hood, appliance space for a fridge freezer, tiled floor and rear facing window.

Adjoining the kitchen is a utility area and combined rear lobby entrance with appliance space for a washing machine and storage spaces for coats and shoes etc.

The ground floor bathroom leads off the rear lobby entrance and has a contemporary white and chrome suite to include a bath with shower over, wash hand basin, low level WC, bespoke built in cupboards, tiled floor and walls.

The first floor landing gives access to the two double bedrooms. Bedroom one is an excellent sized front facing room with two windows and bedroom two is a further good sized rear facing double room.

Outside, roadside parking in Burton Road. The small walled and gravelled front garden with pathway is more or less maintenance free and the rear garden is also arranged for minimal maintenance with hard paved and astro turf surfaces, and privately fenced and walled boundaries. The timber summer house is not included in the sale. There is a pedestrian right of way to the rear of the property over the driveway to the neighbouring house.

Agents note: We understand there is a brook that runs in a pipe under the front garden for which any necessary repairs on this section, would be the responsibility of the new owners of the cottage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** On road.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Mains.

(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 Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

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