

# Granville Street

Woodville, Swadlincote, DE11 7JQ



Offered for sale with NO ONWARD CHAIN is this semi detached family home on Granville Street in Woodville. Owned by the same family for over 40 YEARS, this home is a perfect opportunity for first time buyers or those seeking a property project. **MASSIVE OPPORTUNITY FOR FURTHER EXTENSION (STPP).**

**£175,000**

**John German** 

This property presents a fantastic opportunity for renovation, allowing buyers to transform it into a modern family home tailored to their personal tastes. With its generous layout and desirable village location, it offers the perfect blank canvas for refurbishment and for first time buyers. Additionally, the property provides potential for further extension (subject to the necessary planning permissions), offering the possibility to increase living space and add even more value, making it an ideal long-term investment for growing families.

Woodville has a variety of local amenities, from convenience stores, pubs and restaurants, village post office and many more. For commuters, Woodville benefits from excellent transport links. Burton-upon-Trent and Ashby-de-la-Zouch are just a short drive away, providing easy access to larger towns. The nearby A42 and A50 make commuting to Derby, Leicester, and Birmingham straightforward. Families will appreciate the location of the property for schooling, being in close proximity to Belmont Primary School, Granville Academy and many more.

As you enter the home, you are greeted by a through hallway which gives access to the main living areas of the home. The living room spans the entire length of the home, enjoying dual aspect windows to front and rear. Being such a good size, this room allows room for a dining area alongside the main living space of the home. Located at the rear of the home is the kitchen which has matching wall and base units with worktops above, electric cooker, plumbing for washing machine and an external door to rear garden. With some reconfiguration, the kitchen could be extended across the width of the property by taking the dining space off the living room.

To the first floor, this home has three generous sized bedrooms, two of which can comfortably fit a double bed. To finish, the first floor has a family bathroom and separate w/c. The family bathroom has a bath with mixer taps and was hand basin. Once again, with some reconfiguration, the separate w/c could be incorporated into the main bathroom.

To the front of the home, the property offers a brilliant sized garden which is laid to lawn and a pathway leads to the front door. To the side, the home has plenty of off road parking, for multiple vehicles via a tarmacked driveway. With the space to the side, the home lends itself to the opportunity for further extension (subject to necessary planning permissions). To the rear of the property, the garden is mainly lawned with a shed outbuilding.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

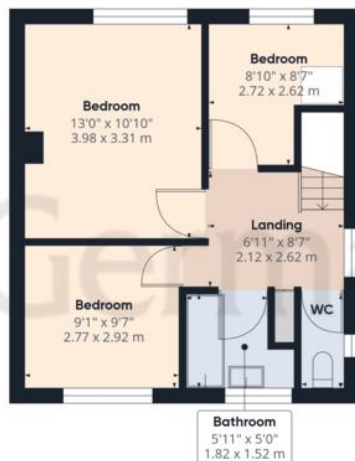
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/20112024

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.



Ground Floor



Floor 1

John German

Approximate total area<sup>1)</sup>

829.02 ft<sup>2</sup>

77.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German  
129 New Street, Burton-On-Trent, Staffordshire, DE14  
3QW

01283 512244  
burton@johngerman.co.uk

#### 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.

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